

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

40 York Road Haxby

York, YO32 3EB

Guide Price £730,000

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AN IMPRESSIVE 4 BEDROOM HIGH SPECIFICATION FAMILY HOME EXTENDING TO OVER 2000 SQ FT SET WITHIN THE HEART OF THIS HIGHLY SOUGHT AFTER VILLAGE, OFFERING BEAUTIFULLY APPOINTED AND VERSATILE ACCOMMODATION FINISHED TO AN EXCEPTIONAL STANDARD. CENTRED AROUND A STUNNING 32FT OPEN PLAN KITCHEN LIVING DINING ROOM, THIS RELATIVE NEW BUILD FAMILY HOME COMBINES CONTEMPORARY DESIGN WITH PRACTICAL FAMILY LIVING, ALL WITHIN WALKING DISTANCE OF HAXBY'S EXCELLENT AMENITIES

MILEAGES: YORK CITY CENTRE - 3 MILES, LEEDS - 25 MILES (DISTANCES APPROXIMATE)

Entrance Hall, Sitting Room, Bedroom/ Family Room, Stunning 32ft Kitchen Living Dining Room, Utility Room, Study, Ground Floor Shower Room,

First Floor Landing, Principal Bedroom with Dressing Room and Ensuite, Two Further Double Bedrooms, Luxury Family Bathroom

Outside - Garage, Extensive Driveway Parking, Front and Rear Gardens

A composite ENTRANCE DOOR with central frosted glazing and matching side screen opens into an impressive RECEPTION HALL, where attractive herringbone timber flooring sets the tone for the high standard of finish found throughout the property. A striking turned timber and glazed staircase rises to the first floor, whilst an internal door gives access to the GARAGE.

A door leads to the SITTING ROOM, a well proportioned reception space enjoying a pleasant front aspect through composite framed windows.

To the opposite side of the hall lies a versatile FAMILY ROOM/STUDY, offering flexibility for modern living and featuring a double glazed window to the side elevation.

Also leading from the reception hall is a beautifully appointed GROUND FLOOR SHOWER ROOM, fitted with a walk-in shower enclosure incorporating a rain head shower and separate handset with wall mounted controls, vanity wash hand basin with storage drawers below, low suite WC, LED illuminated mirror and full height contemporary tiling.

Occupying the entire rear elevation is a spectacular 32FT KITCHEN LIVING DINING ROOM, undoubtedly the centrepiece of the home. Flooded with natural light from an impressive roof lantern illuminated by concealed LED lighting, this exceptional space has been carefully designed with both family living and entertaining in mind. Limestone effect flooring flows throughout.

The kitchen is fitted with an extensive range of contemporary stone effect wall and base units complemented by matching limestone effect work surfaces. At the heart of the room sits a substantial central island incorporating an induction hob with discreet extractor, breakfast bar overhang, wine cooler and pendant lighting above. Integrated appliances include a full height fridge, full height freezer, dishwasher and a pair of Neff ovens. A gold effect sink with matching mixer tap is positioned beneath feature shelving illuminated by LED lighting, whilst etched drainer grooves are incorporated into the work surface.

Beyond the kitchen, the living and dining areas provide generous everyday family space, with bifold doors flanked by windows opening onto the full width porcelain terrace and gardens beyond, creating a seamless connection between inside and out.

An internal door leads through to a practical UTILITY ROOM, fitted with additional storage units, timber effect work surfaces, matching upstands and plumbing for both a washing machine and separate tumble dryer.

Beyond lies a useful STUDY, ideal for those working from home, featuring a high level frosted window and attractive herringbone flooring.

From the reception hall, the turned staircase rises to the FIRST FLOOR LANDING with doors leading to:

The PRINCIPAL BEDROOM, a spacious double bedroom overlooking the rear garden.

A walk in DRESSING ROOM is fitted with an extensive range of shelved and hanging storage.

The ENSUITE SHOWER ROOM is luxuriously appointed with a fully tiled finish, corner shower enclosure with mains fed rain head shower and additional handset, vanity wash hand basin with deep storage drawers below, low suite WC, LED illuminated mirror and vertical chrome towel radiator.



















There are TWO FURTHER DOUBLE BEDROOMS positioned to the front elevation, both enjoying pleasant views across the adjacent park. One benefits from useful eaves storage.

Completing the accommodation is a beautifully finished FAMILY BATHROOM, fitted with a walk in shower incorporating rain head and additional handset, a freestanding bath with floor mounted swan neck mixer tap and shower attachment, gloss fronted vanity unit with storage drawers below, low suite WC and vertical chrome towel radiator. Limestone effect tiling extends throughout, creating a luxurious hotel style finish.

Outside, the property is approached via a sliding metal entrance gate opening onto an extensive gravelled driveway, bordered by contemporary timber screening and providing off street parking for number of vehicles. The driveway in turn leads to the GARAGE, fitted with an electric roller door, wall mounted gas boiler and controls for the underfloor heating system.

To the rear, a full width porcelain patio creates an excellent space for outdoor entertaining and relaxation. Beyond lies a generous lawned garden enclosed by fenced boundaries, offering a blank canvas for further landscaping and planting to suit individual tastes and requirements.

LOCATION - Haxby remains one of York's most sought after residential locations, offering an excellent range of independent shops, supermarkets, cafés, public houses and everyday amenities. The property also enjoys convenient access to York city centre, the outer ring road and a number of well regarded primary and secondary schools.

POSTCODE - YO32 3EB
COUNCIL TAX BAND – F
TENURE - Freehold
SERVICES - All mains' services with Gas Fired Central Heating.

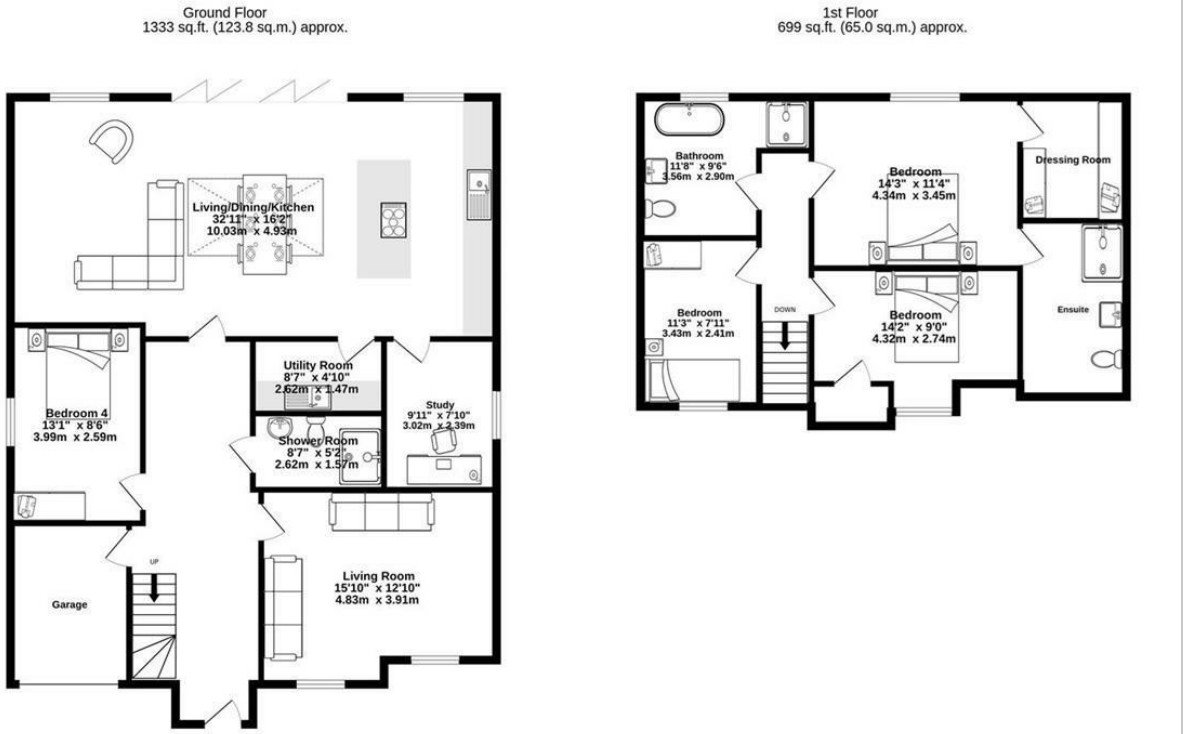
VIEWINGS - By appointment with the sole agents Churchills Tel: 01347 822800
Email: easingwold@churchillyork.com

DIRECTIONS - From the Village turn right at the mini roundabout onto York Road, proceed for some distance where upon 122 is positioned on the right-hand side identified by the Churchills for sale board.
From York along Haxby Road, continuing across the outer ring road and into Haxby village. Continue over the mini-roundabout onto York Road and proceed for some distance where No. 40 can be found on the left hand side identified by the Churchills for sale board.

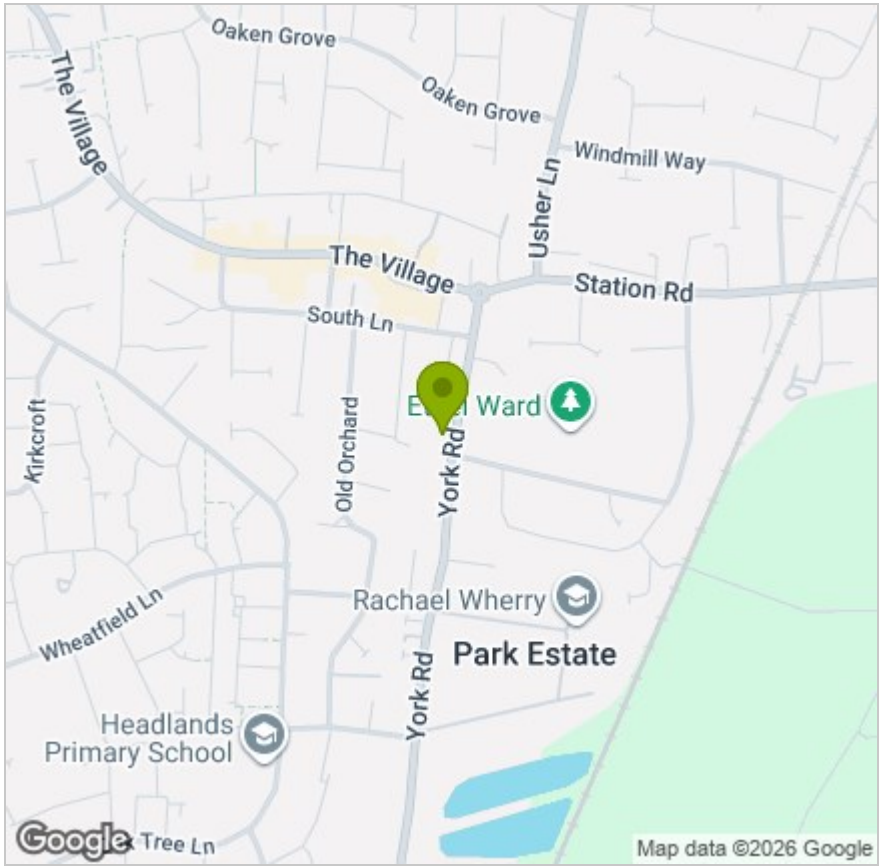
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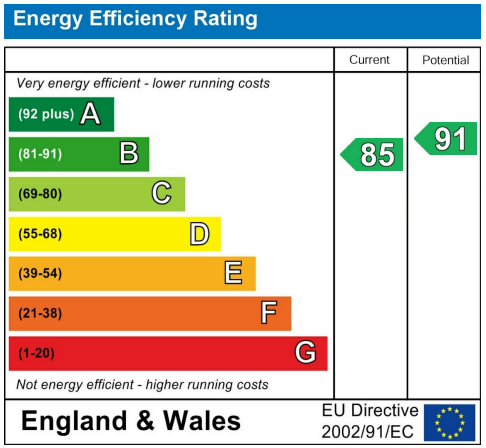
FLOOR PLAN



LOCATION



EPC



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