



## Calf Close, Haxby, York Offers Over £350,000

\*\*\*\* SOUGHT AFTER LOCATION\*\*\*\*

A substantial semi detached renovated family home offering spacious living accommodation with three good sized bedrooms on a generous sized plot close to the heart of the village providing a vast range of amenities.



## Accommodation

The kitchen is accessed via a composite stable door and features a recently fitted modern kitchen with wall and base storage units, granite work surfaces incorporating ceramic sink.

A built in Neff eye level double oven. Space for additional appliances and a Neff induction hob with integrated extractor fan and stylish back splash panel. Large floor to ceiling cupboard housing a combi boiler less than 5 years old



The kitchen leads into a hallway, which provides access to a downstairs WC and benefits from an extended front porch offering a large storage cupboard for coats and shoes.

Also leading from the hallway is a practical dining space with enjoys views to the garden with solid wood flooring leading through an archway into the lounge which features electric fire with wooden stone effect surround.



From the lounge, UPVC double doors open onto a further extension of generous proportions, featuring windows to all aspects all with fitted plantation blinds. Insulated roof, down lights and UPVC French doors leading to garden.

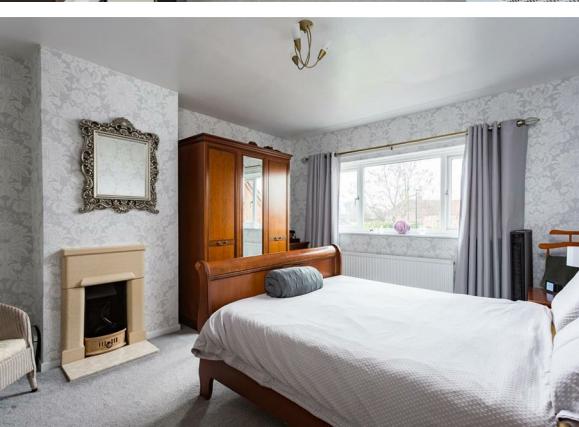
The second floor has three generous sized bedrooms, one of which retains an original cast iron fireplace.



A recently renovated House bathroom comprises of inset bath with wall mounted mains fed handheld shower with additional waterfall shower and glass shower screen. Also included is a a low flush WC, pedestal wash basin within a fitted unit and fully tiled bathroom.

## To The Outside

The property is approached via double iron gates leading to fully blocked paved large driveway providing space for ample parking. Large lawn area featuring raised corner bed with mature shrubs.



The side elevation includes a shed outside tap and gated access leading to the rear.



The rear garden provides a private generous space with patio ideal for entertaining including a large shed along with a garden path leading to gated access onto York Road conveniently positioned for local amenities and public transport.

## Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1600 Mbps\*

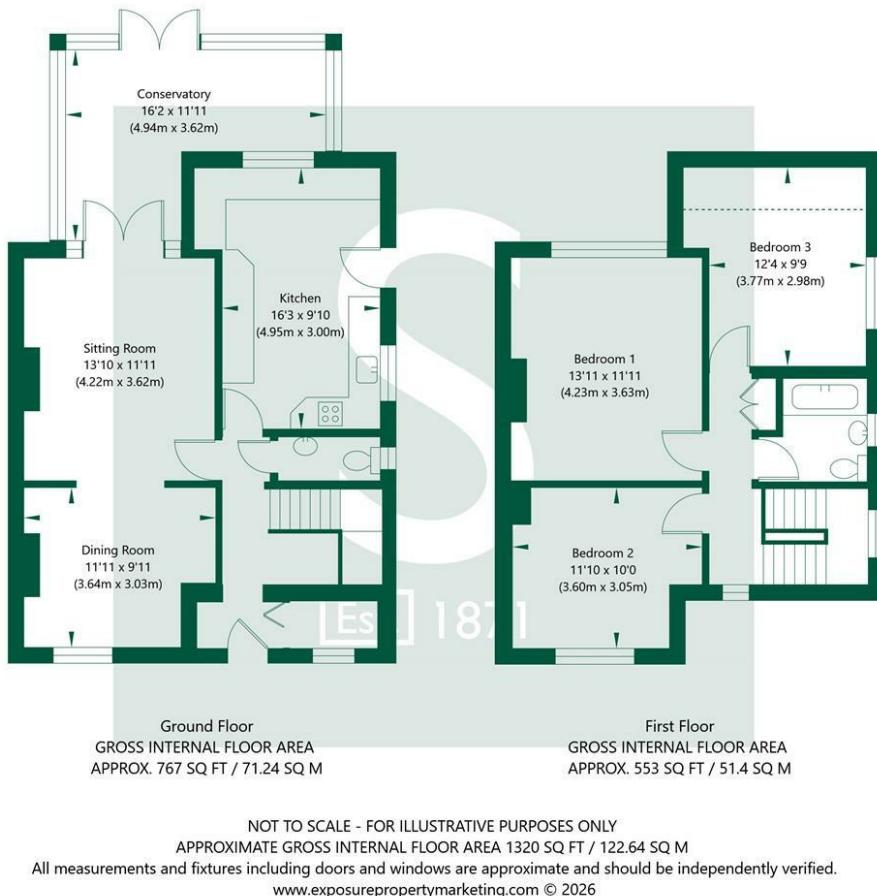
EPC Rating: c

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.





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