



**West Nooks, Haxby York YO32 3FD**

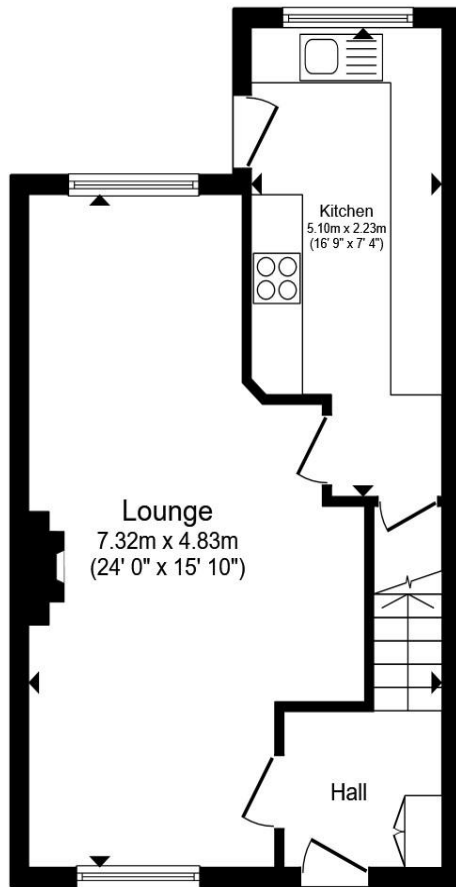


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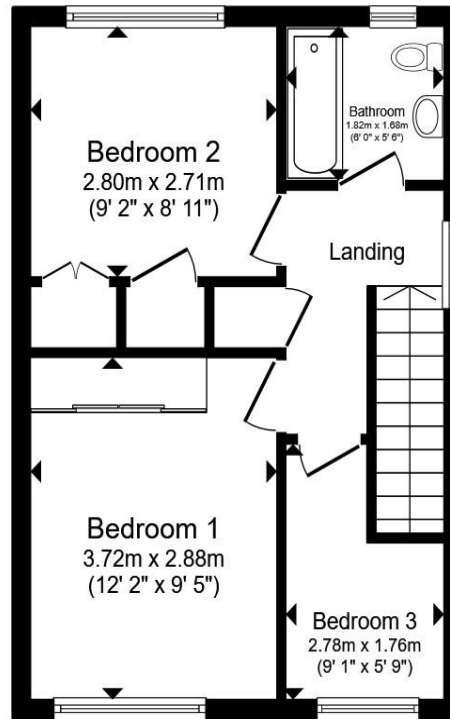
## **West Nooks, Haxby York**

Nestled on the sought after West Nooks in Haxby, this attractive detached three bedroom home offers generous living space, modern comfort, and the perfect blend of indoor and outdoor lifestyle.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

**Kitchen**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

Total floor area 74.7 m<sup>2</sup> (805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **West Nooks, Haxby York**

- Semi Detached Property
- Large Rear Garden
- Village Location
- Close to Local Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX106178](https://williamhbrown.co.uk/Property/HAX106178)



Property Ref:  
HAX106178 - 0002

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