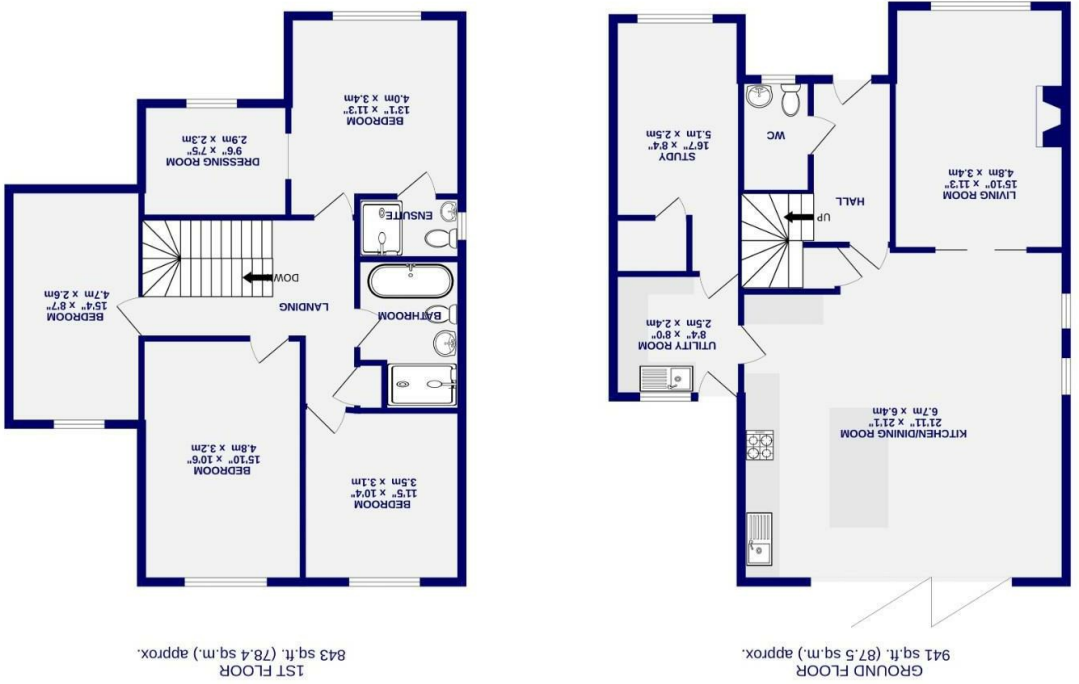




# Towthorpe Road Haxby, York YO32 3LZ

Freehold  
Council Tax Band - F

- Stunning Family Home
- Four / Five Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- West Facing Rear Garden
- Ample Driveway Parking
- Popular Town Setting
- Perfect Family Home
- EPC - B



TOTAL FLOOR AREA: 1785 sq. ft. (165.8 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey for the property.  
Illustrative purposes only and should not be used as a guide. The services, systems and appliances shown have not been tested and no guarantee as to their operation.  
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Towthorpe Road  
Haxby, York  
YO32 3LZ

£775,000

 4  2

Located in the ever-popular area of Haxby, a sought-after town setting offering a wealth of local amenities, highly regarded primary schools and catchment for a well-regarded secondary school, is this beautifully presented detached family home. Immaculately maintained throughout and finished to a high standard with quality fixtures and fittings, the property offers generous and versatile accommodation ideal for growing families. Benefiting from ample driveway parking, a substantial landscaped rear garden and convenient access to Haxby town centre, as well as regular bus links into York city centre and the train station, this is a home that is sure to appeal to a wide range of buyers.

Internally, the property opens into an impressive entrance hall with stairs leading to the first floor and a generously sized ground floor WC. Positioned to the rear of the home is the stunning open-plan kitchen diner, undoubtedly the heart of the property, featuring striking bi-fold doors opening onto the landscaped rear garden. Vast in size and beautifully designed, this space offers exceptional versatility with ample room for dining, seating and entertaining areas, perfectly suited to modern family living. The contemporary shaker-style kitchen benefits from an extensive range of wall and base units, integrated appliances and a superb central island providing additional preparation space and casual dining.

Pocket doors lead through to the principal living room at the front of the property, where a large window allows natural light to flood the room, highlighting features such as the wood-burning stove and attractive flooring. Off the kitchen is a generous utility room offering further storage, along with access to a versatile ground floor study which could also be utilised as an additional bedroom if required.

