



South Lane
Haxby, York
YO32 3JB

£325,000



Situated in the ever-popular town of Haxby, to the north of York, is this well-maintained and much-loved family home. Cherished by the same owners for over 40 years and thoughtfully updated throughout, the property offers an exciting opportunity for its next chapter as a family home, and is available with no onward chain. Enjoying a desirable setting just behind the main village street, it lies within easy reach of Haxby's excellent range of amenities including shops, cafés and eateries, several well-regarded primary schools, and regular bus links to York city centre and the train station.

The property opens with a wide entrance hall leading to three reception rooms on the left. Generous in size and filled with natural light from a large front-facing window and a sunroom to the rear, these spaces offer flexibility for family living and entertaining. The kitchen diner is fitted with a range of wall and base units, with access through to a useful vestibule that opens onto the rear garden and could also serve as a utility space. Completing the ground floor is a modern shower wet room.

To the first floor, a spacious landing gives access to three well-proportioned bedrooms, with the principal bedroom benefitting from fitted storage and the third bedroom offering deep eaves storage. The loft has been fully lined and boarded with light and power, providing excellent additional storage or potential for further use if desired.

Externally, there is a charming courtyard-style garden to the rear with patio and planted areas, together with access to a larger-than-average garage equipped with light and power. To the front, there is a forecourt area enhancing the kerb appeal.

Offered with no onward chain, this delightful property is sure to appeal to a range of buyers, and early viewing is highly recommended.

* A selection of rooms have been dressed using AI for illustrative purposes *

Council Tax Band - C



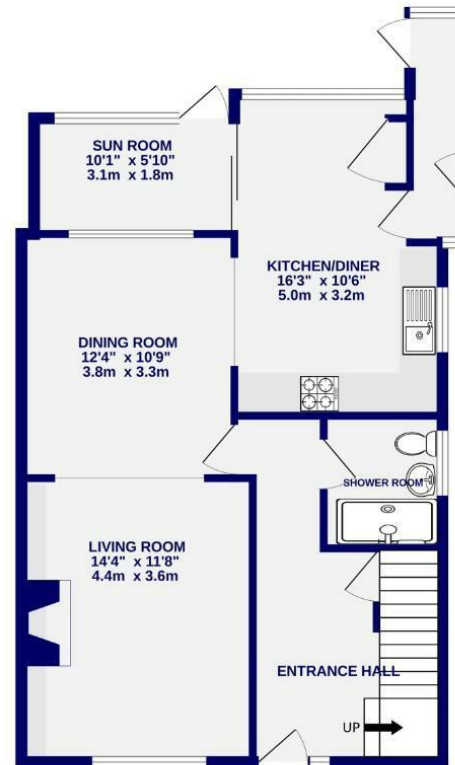


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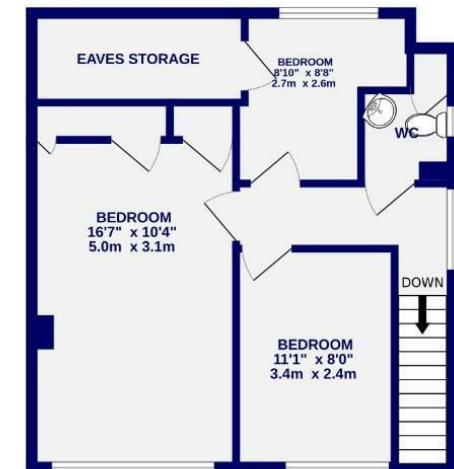
Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Ground Floor Wet Room & FF W.C
- Well Presented Throughout
- Garage Parking
- Enclosed Garden
- No Onward Chain
- EPC - D

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/loft will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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