







York Road, Haxby, York
£1,400 Per Month

Stephensons are pleased to offer for rent this beautifully presented mid-terrace home which offers spacious and versatile living accommodation in a highly sought-after location, with open views and generous external space.











Upon entering, you are welcomed into a light and airy sitting room featuring a bay window to the front elevation, creating an inviting space to relax. The sitting room flows seamlessly into the spacious dining room, ideal for entertaining family and friends, with ample space for a large dining table.

To the rear of the ground floor is a well-appointed kitchen offering a range of modern base and wall units, integrated appliances, generous worktop space and access to the garden. A useful utility room sits beyond, providing further storage, plumbing for appliances and a WC cloakroom.

The first floor hosts two excellent double bedrooms. Bedroom one is particularly spacious with dual windows offering plentiful natural light, while bedroom two enjoys pleasant rear garden views. Completing the accommodation is a family bathroom featuring a bath with shower over, wash hand basin, and WC.

Externally, the property benefits from a low maintenance, courtyard-style rear garden, providing a private outdoor space ideal for relaxing or enjoying a morning coffee. While compact in size, it offers a practical area for potted plants and outdoor seating, creating a pleasant extension of the indoor living space.

To the rear of the property is a tandem-length garage, accessed via a gate from the courtyard garden, providing useful parking or additional storage and workshop space if required.

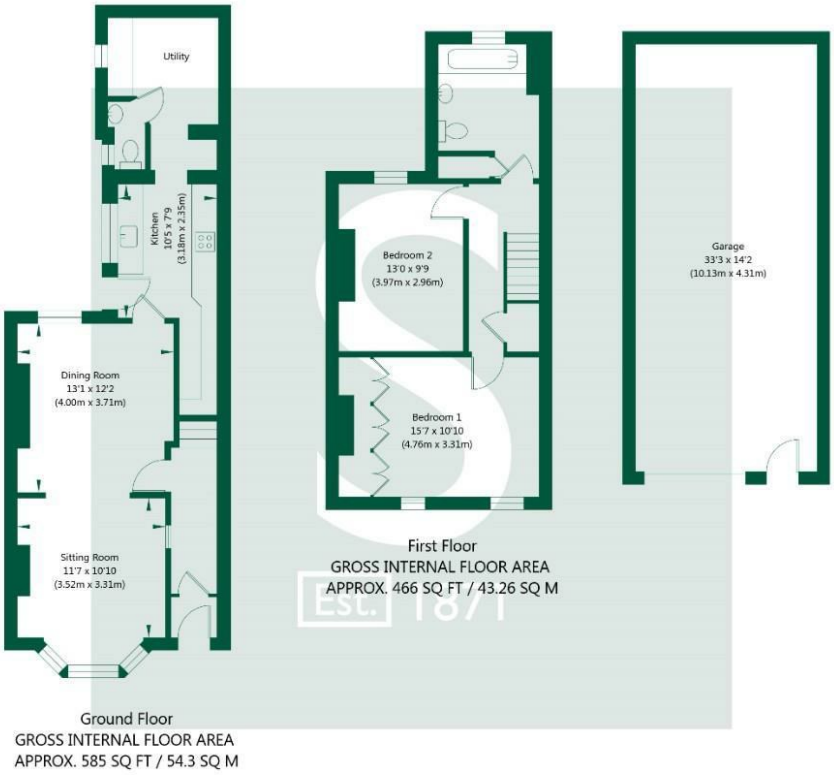
This charming home is ideal for professional couples, families, or downsizers seeking generous internal and external space within easy reach of Haxby's excellent local amenities, schools, and transport links.

Viewing is highly recommended to fully appreciate the space and lifestyle on offer.

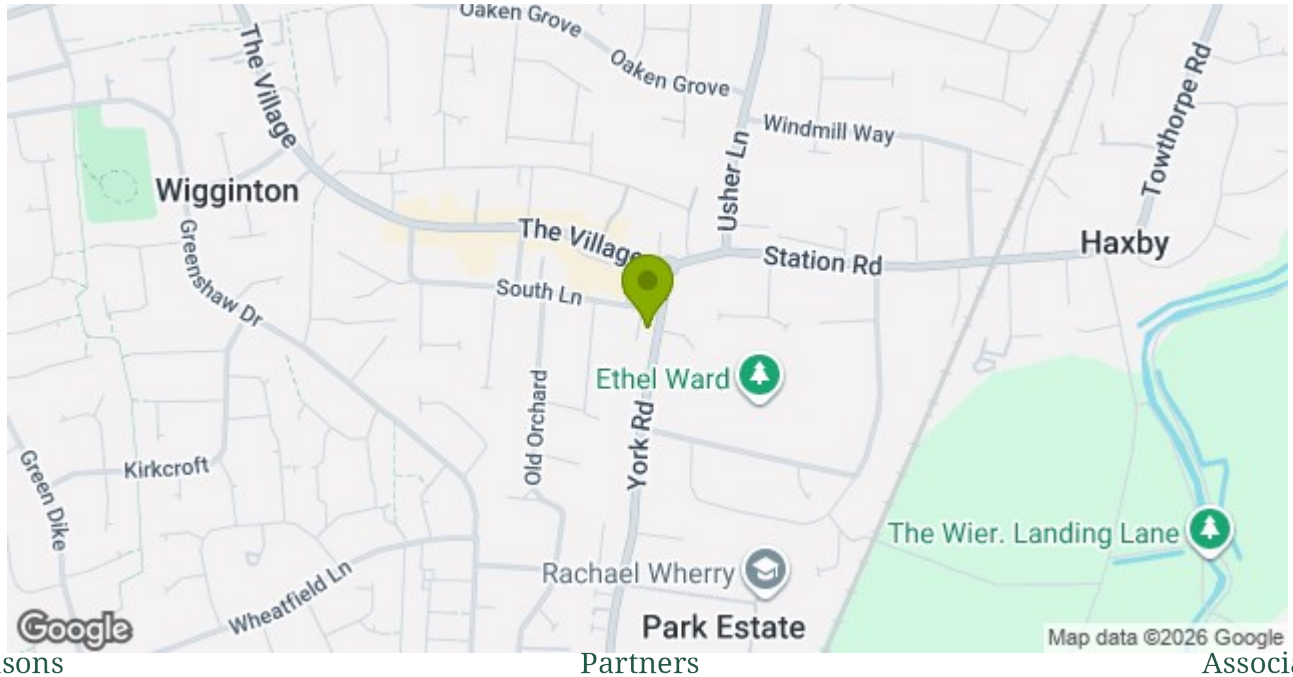
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected.
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D
Council Tax: C - City of York

Viewings: Strictly via the letting agent – Stephensons Estate Agents - 01904 809900

York Road , Haxby , York, YO32 3EA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1051 SQ FT / 97.56 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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