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# Appleby Glade, Haxby, York, YO32 3YW

Guide Price £400,000

Brought to the open market with no onward chain is this well-proportioned three-bedroom detached home, situated in the popular town of Haxby. The property offers spacious and versatile accommodation throughout, including a living room, an impressive dining kitchen, a garden room, and a downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, driveway parking, and a garage. EPC Rating: C. Council Tax Band: D.

- NO ONWARD CHAIN
- GARDEN ROOM
- DRIVEWAY PARKING
- 3 BED DETACHED
- ENCLOSED REAR GARDEN
- EPC RATING: C
- DINING KITCHEN
- GARAGE
- COUNCIL TAX BAND: D

## Haxby

Haxby boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres with Sainsburys and Co-Op supermarkets. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, the two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community. This property is located just off Briergate which gives easy access to the Headlands Primary School a few mins walk away and the Joseph Rowntree Secondary School is less than a mile walk away (20 mins). There is also a bus route on nearby Oak Tree Lane offering a direct service into York city centre.

## Property Description

On entering the property, you are welcomed into an entrance lobby with doors leading to the living room and downstairs WC, along with stairs rising to the first floor accommodation. Positioned to the front elevation, the living room is a cosy yet spacious reception room featuring a fireplace with a log burner inset and a large bay window fitted with plantation shutters.

Leading through from the living room is the impressive dining kitchen, creating an ideal space for both entertaining and everyday family living. The kitchen is fitted with a range of wall and base units complemented by work surfaces and integrated appliances including a fridge freezer, dishwasher, induction hob and eye-level double oven with grill. Glazed French doors open into the garden room, a versatile addition to the home which could equally serve as a home office, hobby room or children's playroom, with a further double glazed door providing access to the enclosed rear garden. Completing the ground floor accommodation is the downstairs WC, fitted with a hand wash basin, toilet and side elevation window.

To the first floor are three bedrooms, comprising two doubles and a single bedroom, together with the house bathroom. The principal bedroom benefits from a range of fitted wardrobes, whilst the bathroom is fitted with a bath with shower over and glass shower screen, vanity hand wash basin and toilet, in addition to an opaque side

elevation window.

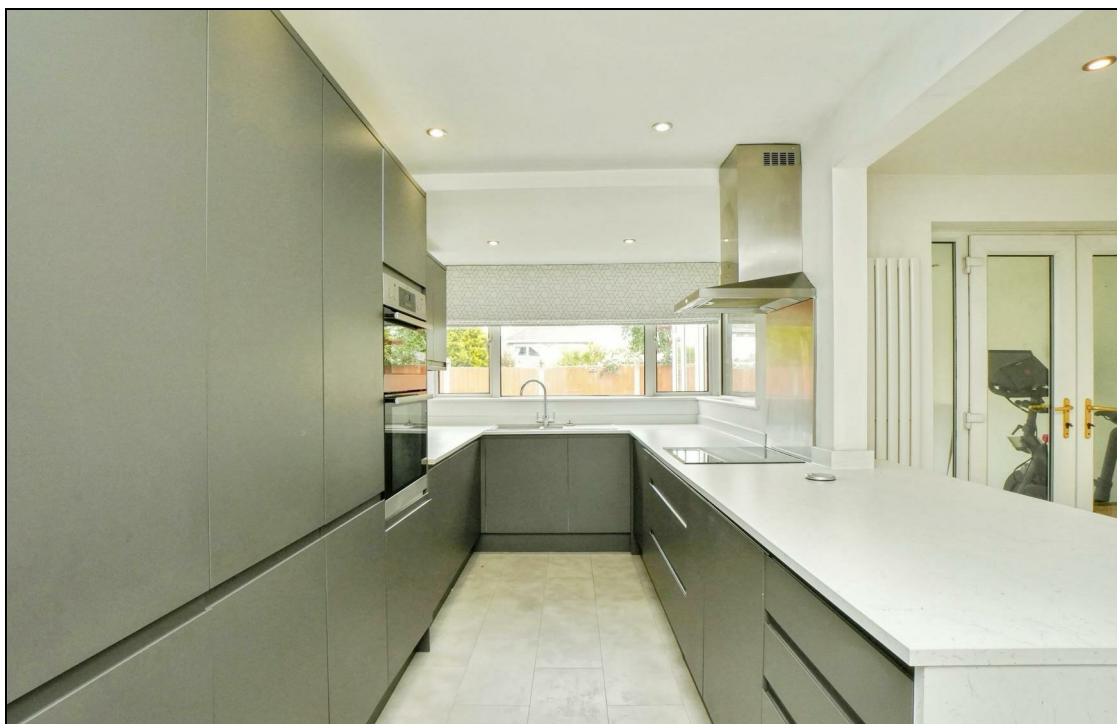
Externally, to the front of the property there is a lawned garden alongside a paved driveway providing off-street parking and leading to the garage, which benefits from an up and over door, power, lighting and plumbing. To the rear is an enclosed low-maintenance garden, designed with paved and decked seating areas, together with a personnel door giving direct access into the garage.

## Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



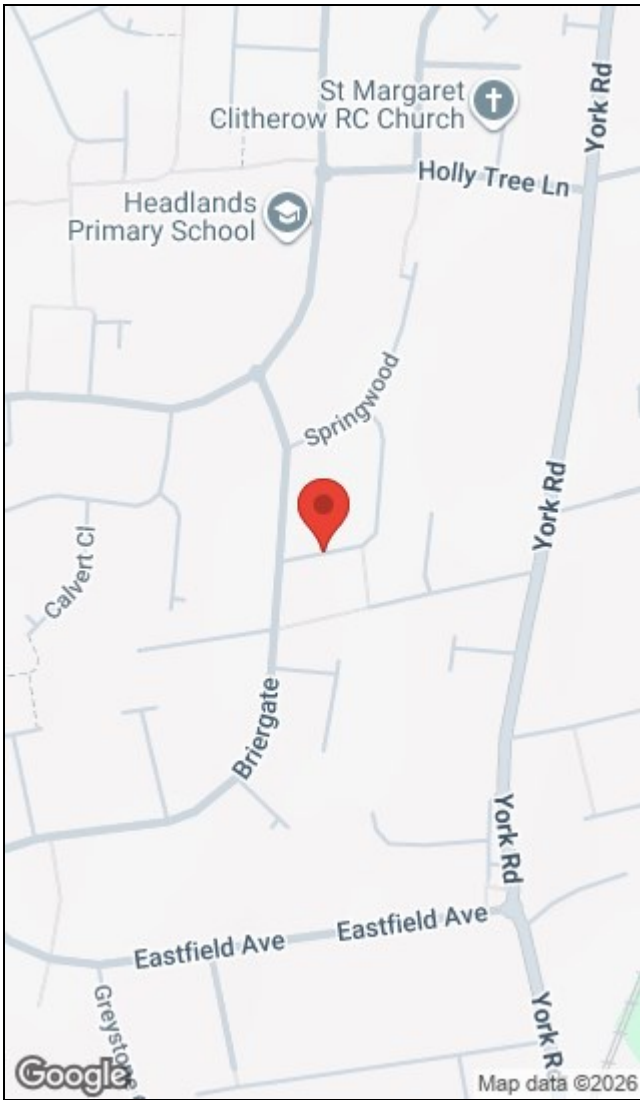
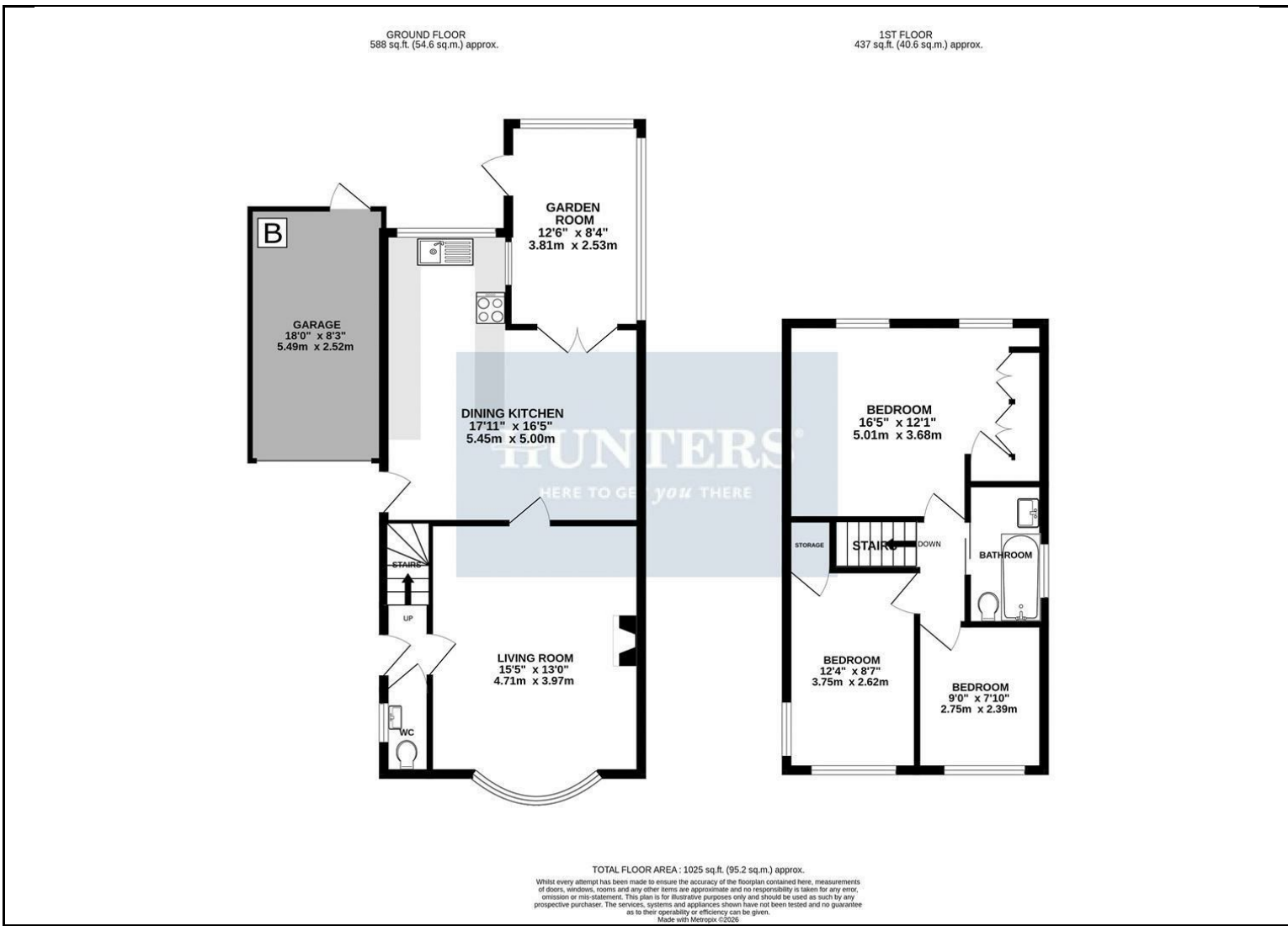








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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