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Eastfield Avenue, Haxby, York

Offers In Excess Of £450,000

4 BED DETACHED FAMILY HOME *** WELL PRESENTED THROUGHOUT *** POPULAR TOWN OF HAXBY *** WELL POSITIONED FOR COMMUTING INTO YORK *** WEST FACING LOW MAINTENANCE REAR GARDEN *** EPC RATING D *** COUNCIL TAX BAND D

Welcome to Eastfield Avenue and this well presented family home. The accommodation is spacious and well laid out with a 21ft Sitting Room, 12ft Dining Room and the Kitchen all presented really well. The upstairs has the 4 bedrooms and bathroom as well as an updated wc cloakroom on the ground floor.

Outside there are gardens to front and rear and a detached garage. An inviting property for a family wanting to enjoy all that Haxby has to offer.

Haxby
The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community. The property is ideally located for commuting into the city centre as it is located on frequent bus services into York. The ring road and its network is also located close by,

Accommodation
Enter via UPVC door

Entrance Hallway
Stairs to first floor, doors to Sitting Room and Dining Room

Sitting Room
21'7" x 10'11"
A bright and airy room with dual aspect windows to front and rear, the room also has the benefit of a fireplace with an electric fire

Dining Room
12'5" x 12'0"
Window to the front, access to understairs storage cupboard, door into Kitchen

Kitchen
11'4" x 9'3"
Attractive Kitchen with a range of wall and base units with complementary work surfaces over, sink drainer with window above looking out to the rear garden, double oven, gas hob with filter above, space for washing machine

Rear Lobby
Doors to Sitting Room and Cloakroom. Door to outside

Downstairs WC
5'9" x 3'11"
WC and wash hand basin

First Floor Landing

Bedroom 1
12'3" x 11'7" into robes
Window to the front, fitted wardrobes to 2 walls

Bedroom 2
12'2" x 11'0"
Window to the front, over stairs storage cupboard

Bedroom 3
9'1" x 9'0"
Window to the rear

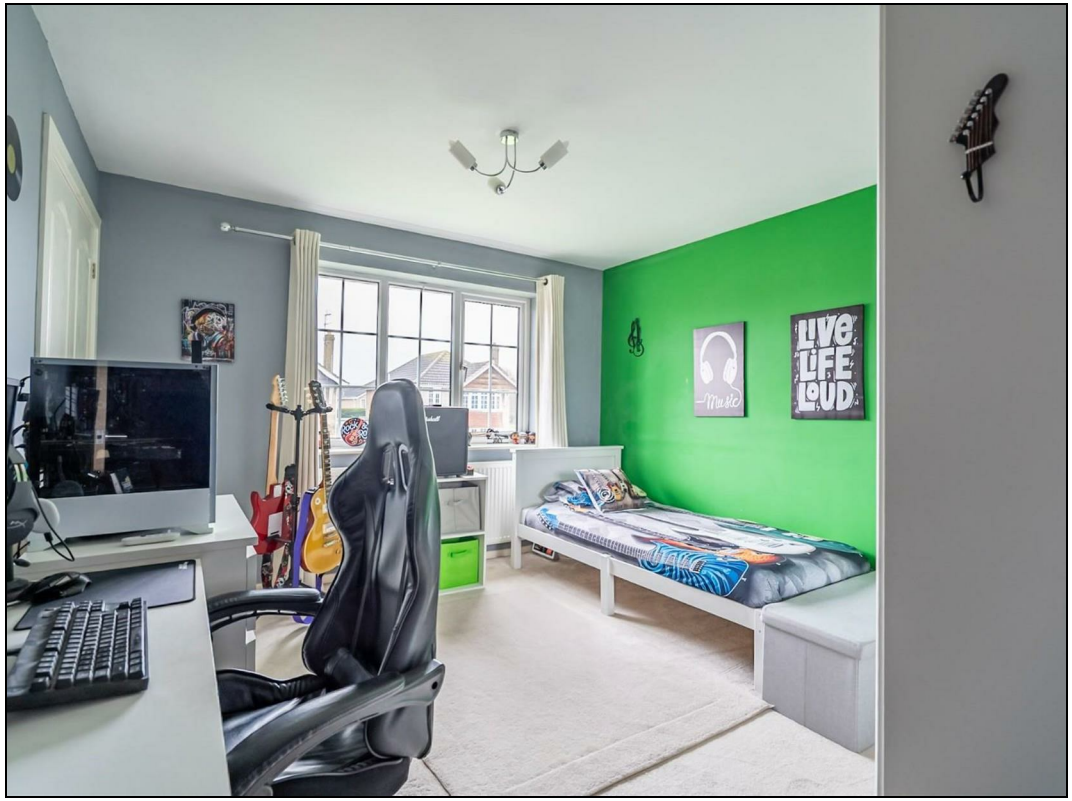
Bedroom 4
9'1" x 7'7"
Window to the rear

Bathroom
9'7" x 5'5"
Bathroom with white 3 piece suite which includes bath with shower over, close coupled wc, wash hand basin. There is also a chrome heated towel ladder

Outside
The front of the property has a mainly lawned garden with block paved driveway leading to the detached single garage, The west facing rear garden is enclosed and has low maintenance artificial grass.

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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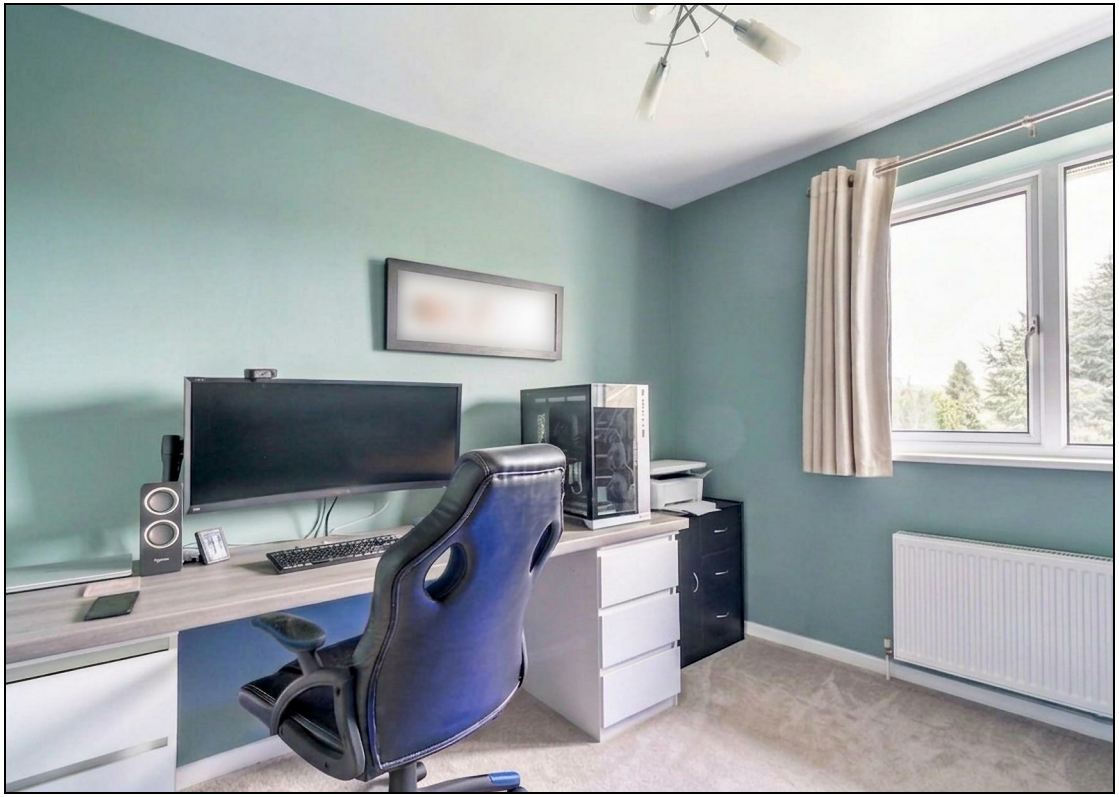
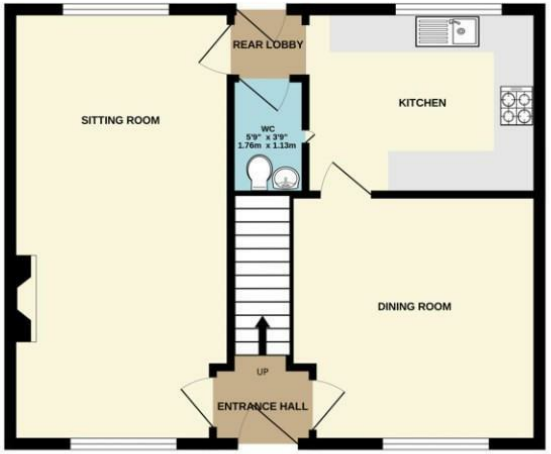
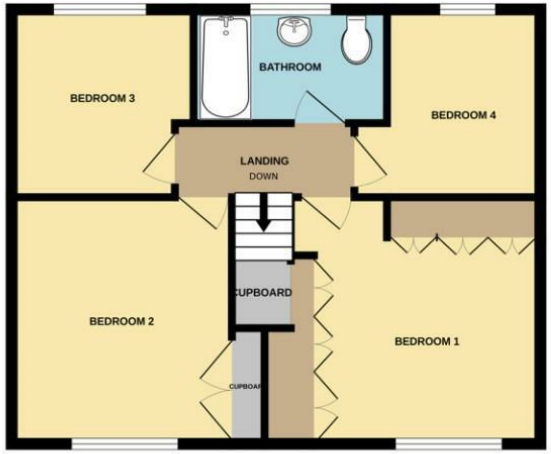


GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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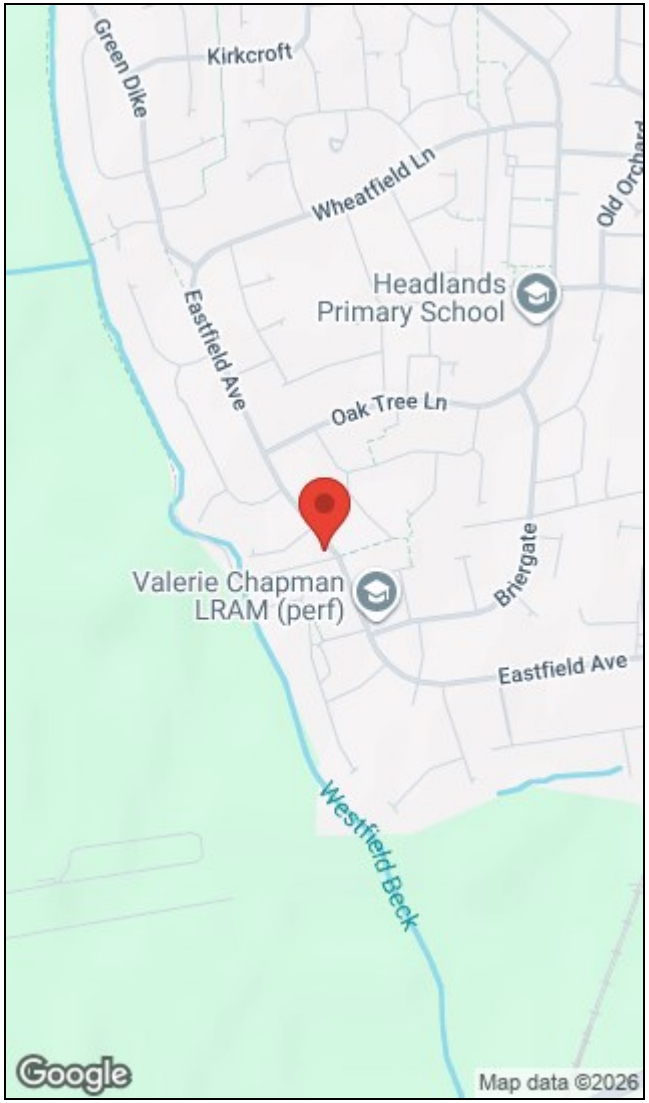

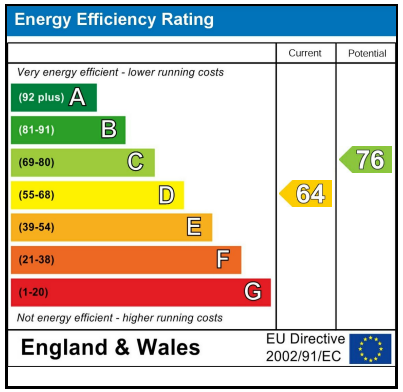

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