



# Oak Tree Court

Haxby, York  
YO32 2WS

£175,000



Apartments in this location with secure, allocated parking are a rarity, especially one that offers such a peaceful setting while being just moments from York city centre. Tucked away yet incredibly accessible, this well-presented modern home enjoys the best of both worlds: excellent transport links, the charm and convenience of Haxby village, and a quiet position with lovely green communal gardens to enjoy.

The accommodation is spacious and well laid out, comprising a welcoming entrance hallway and a generous, bright, and airy lounge/diner bathed in natural light from the two front windows. The sleek and contemporary kitchen features an array of wall and base units, offering ample storage and worktop space. The two double bedrooms are generous in size and set to the rear of the property for added peace and quiet. A modern house bathroom completes the apartment.

Outside, the property benefits from beautifully maintained communal gardens and a bike store, along with that rare and valuable addition of a secure gated parking space.

An ideal first-time buy or investment opportunity in a fantastic location. Early viewing is highly recommended to appreciate the setting and everything this apartment has to offer.

Leasehold

Lease Length 125 years from 01/01/2001

Ground Rent £0

Service Charge £1,679 per annum

Review Period annually

Council Tax Band C





# Oak Tree Court Haxby, York YO32 2WS

Leasehold  
Council Tax Band - C

- Ground Floor Apartment
- Two Double Bedrooms
- Large Lounge Diner
- Separate Kitchen
- Allocated Secure Parking
- Ideal First Time Buy
- Communal Gardens & Bike Store
- Well Presented
- Sought After Location
- EPC C

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 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.

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Ashtons ref: 00000000000000000000000000000000