



Crooklands Lane, Haxby, York

£500,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk



Crooklands Lane,
York YO32 3LD

Est. 1871

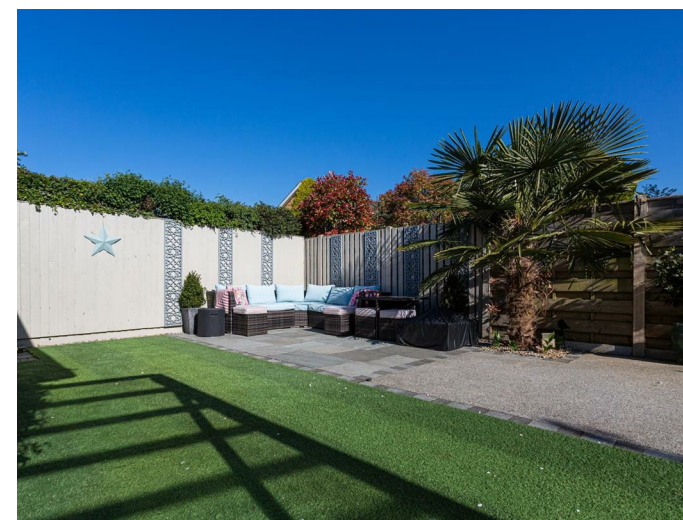
£500,000

Tucked away along a private road on the edge of Haxby, The Firs is a beautifully presented detached home that has been thoughtfully updated and impeccably maintained, offering a superb balance of style, space and everyday practicality.

Positioned in a quieter residential setting, yet within easy reach of the centre of Haxby, the location strikes an ideal balance between privacy and convenience.

From the outset, the home makes a strong impression, with its attractive frontage, generous driveway parking and a sense of space that is rarely found in such a well-connected position. Internally, the standard of finish is immediately evident, with a clean, contemporary aesthetic that runs consistently throughout.

The ground floor has been designed with modern family living in mind. To the front, a cosy sitting room offers a more relaxed and intimate space, centred around a feature fireplace and finished in a warm, welcoming style. To the rear, the home opens up into an impressive kitchen, dining and family space — undoubtedly the heart of the home. This open-plan area is both stylish and highly functional, with sleek cabinetry, quality worktops and integrated appliances, all complemented by ample room for dining and informal seating. Large doors open out to the garden, allowing natural light to flood in and creating a seamless connection between inside and out —



Tenure: Freehold
Broadband: Up to 1000 Mbps* download speed
EPC Rating: B - 86
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



ideal for both everyday living and entertaining.

Upstairs, the property continues to impress, offering well-proportioned bedrooms and a high standard of finish throughout, making it ready to move straight into.

The rear garden has been designed for low-maintenance enjoyment, with a generous patio area perfect for outdoor dining and a covered seating space that allows the garden to be used throughout the seasons. Thoughtfully landscaped, it provides a private and inviting setting for relaxing or entertaining.

Haxby remains one of York's most desirable locations, positioned just a few miles north of the city and known for its strong sense of community, excellent amenities and access to green space. The area offers a wide range of independent shops, cafes and everyday conveniences, along with well-regarded schooling and regular transport links into York, making it a particularly popular choice for families and professionals alike .

Overall, The Firs is a superb example of a detached home in a prime residential setting, offering high-quality accommodation both inside and out, with nothing left to do but move in and enjoy.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Partners:

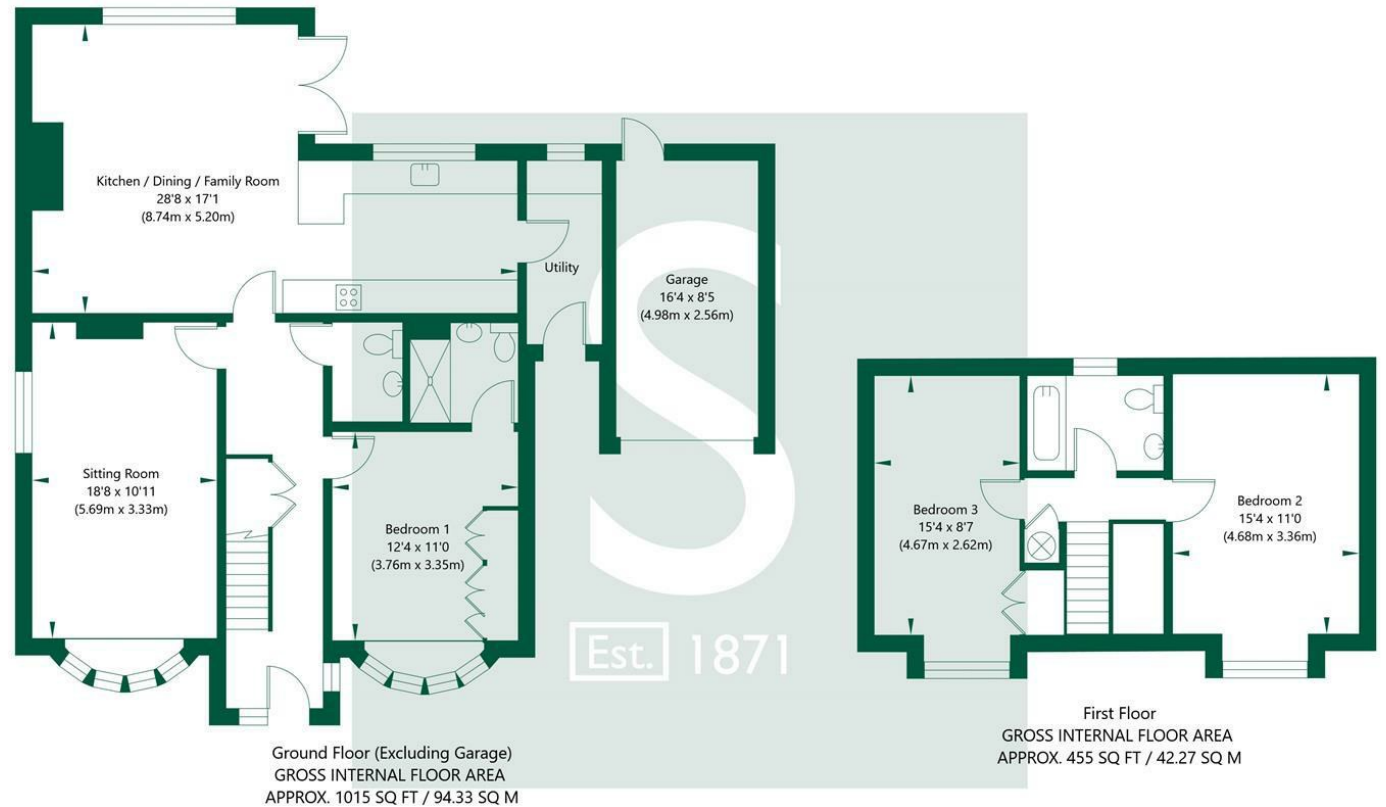
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1470 SQ FT / 136.6 SQ M (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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