

Greenshaw Drive, Haxby, York

£395,000

Stephensons
estate agents & chartered surveyors

Greenshaw Drive, York YO32 3DG

Est. 1871

£395,000

This attractive four bedroom detached family home offers generous living space, a separate dining room, modern fitted kitchen, utility room and downstairs WC. Externally, the property benefits from front and rear gardens, driveway parking and a converted garage providing a single garage alongside a versatile home office or additional living space. Well maintained by the current vendors over many years, this property offers excellent flexibility for family living in a sought after residential location.

The ground floor offers a spacious living room, providing a comfortable setting for relaxing, alongside a separate dining room ideal for family meals and entertaining. The modern fitted kitchen benefits from a range of built in appliances and practical workspace, while the additional utility room and downstairs WC offer useful everyday convenience.

To the first floor, the property boasts four bedrooms, offering plenty of space for family members, guests or those requiring a dedicated home working area. The accommodation is complemented by a family bathroom fitted with a contemporary white suite.

Externally, the property is approached via a lawned front garden with a low wall surround and a driveway providing off street parking. To the rear, the enclosed garden is laid mainly to lawn and features a paved seating area, creating a lovely space for outdoor dining, entertaining and enjoying the warmer months.

A particular feature of the property is the original double







Tenure: Freehold
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: -D
Council Tax: D - 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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











garage, which has been divided to provide a single garage alongside a separate office or additional living space. This flexible area is ideal for home working, hobbies or additional storage, offering further versatility to suit a range of needs.

Combining four bedrooms, generous gardens, driveway parking and versatile additional accommodation, this detached home offers excellent potential for long term family living. Situated in a sought after residential location, the property is well placed for those looking for a spacious home with a great deal to offer.

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.

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 539 SQ FT / 50.07 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 544 SQ FT / 50.56 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1197 SQ FT / 111.21 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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