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Usher Park Road, Haxby, York

Guide Price £650,000

Six bedroom link detached family home on Usher Park Road in Haxby, offering spacious and versatile accommodation together with an exceptionally large rear garden. The property benefits from a ground floor bedroom currently used as a home office, a ground floor family room also currently used as a bedroom, four further double bedrooms, integral garage, solar panel heating system and far-reaching views across the surrounding fields. Viewings are highly recommended to appreciate what this Haxby home has to offer. Council Tax Band: F, EPC Rating: C

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 supported by a frequent bus service into York.

Property Description
This deceptively spacious five / six bedroom detached family home offers generous and versatile accommodation throughout and has been extended and improved over the years. The property occupies a superb plot with an unusually large rear garden for this style of property (in excess of 200ft rear garden), including an orchard, greenhouse/vegetable plot, large summer house and sheds, together with far-reaching views across the surrounding fields. The property also benefits from a solar panel heating system, with excess electricity generated being sold back to the National Grid (further details available on request)

The side door opens into the large entrance hall with staircase leading to the first floor and doors from the hall leading to the principal ground floor rooms. There is a spacious front-facing lounge with bay window, a bathroom with fitted suite and a ground floor bedroom, which is currently utilised as a home office. The large breakfast kitchen has a range of fitted units together with an oven, induction hob and dishwasher and opens through to the dining room, which has a door leading out to the rear garden. A door from the kitchen leads into a utility room, which has plumbing for a washing machine and space for a dryer, together with a door to the integral garage and a further door into the family room. The family room is currently utilised as a bedroom and has a large picture window looking out to the rear garden.

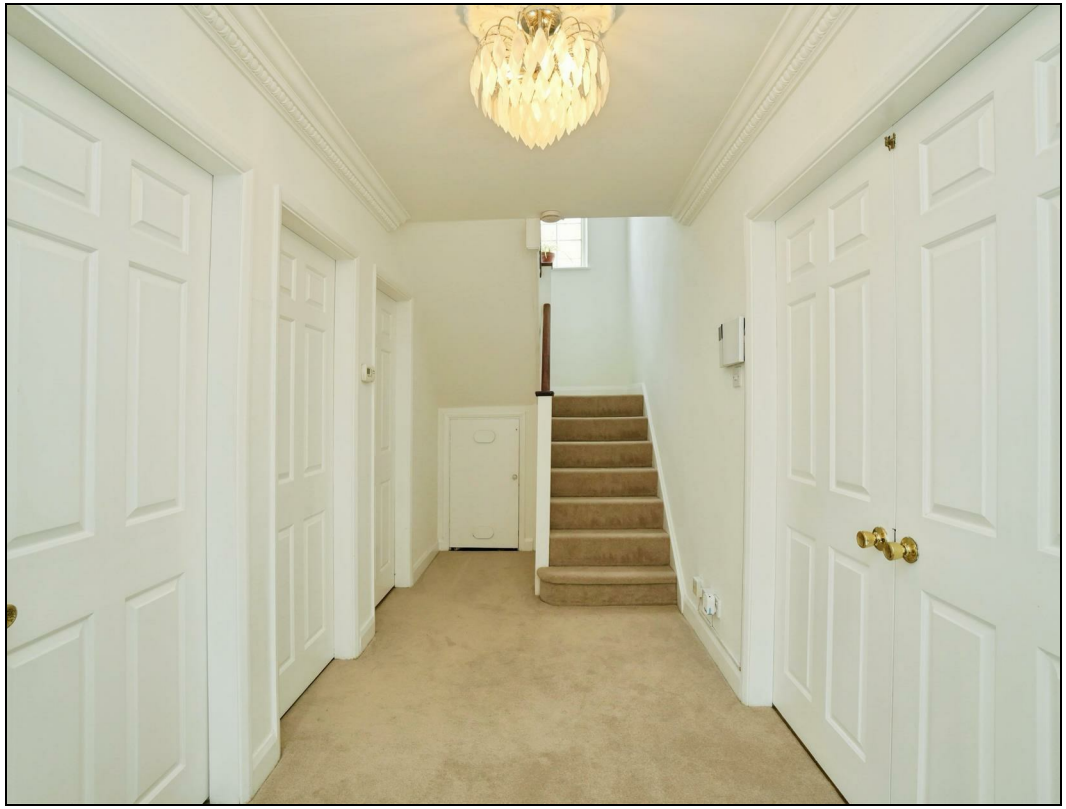
To the first floor there are four double bedrooms, two of which benefit from fitted wardrobes, together with a contemporary refitted family bathroom which has a bath and shower. Bedroom four also houses the Worcester Bosch boiler. A drop-down ladder provides access to a large loft space measuring approximately 9.60m x 2.20m, with further eaves storage.

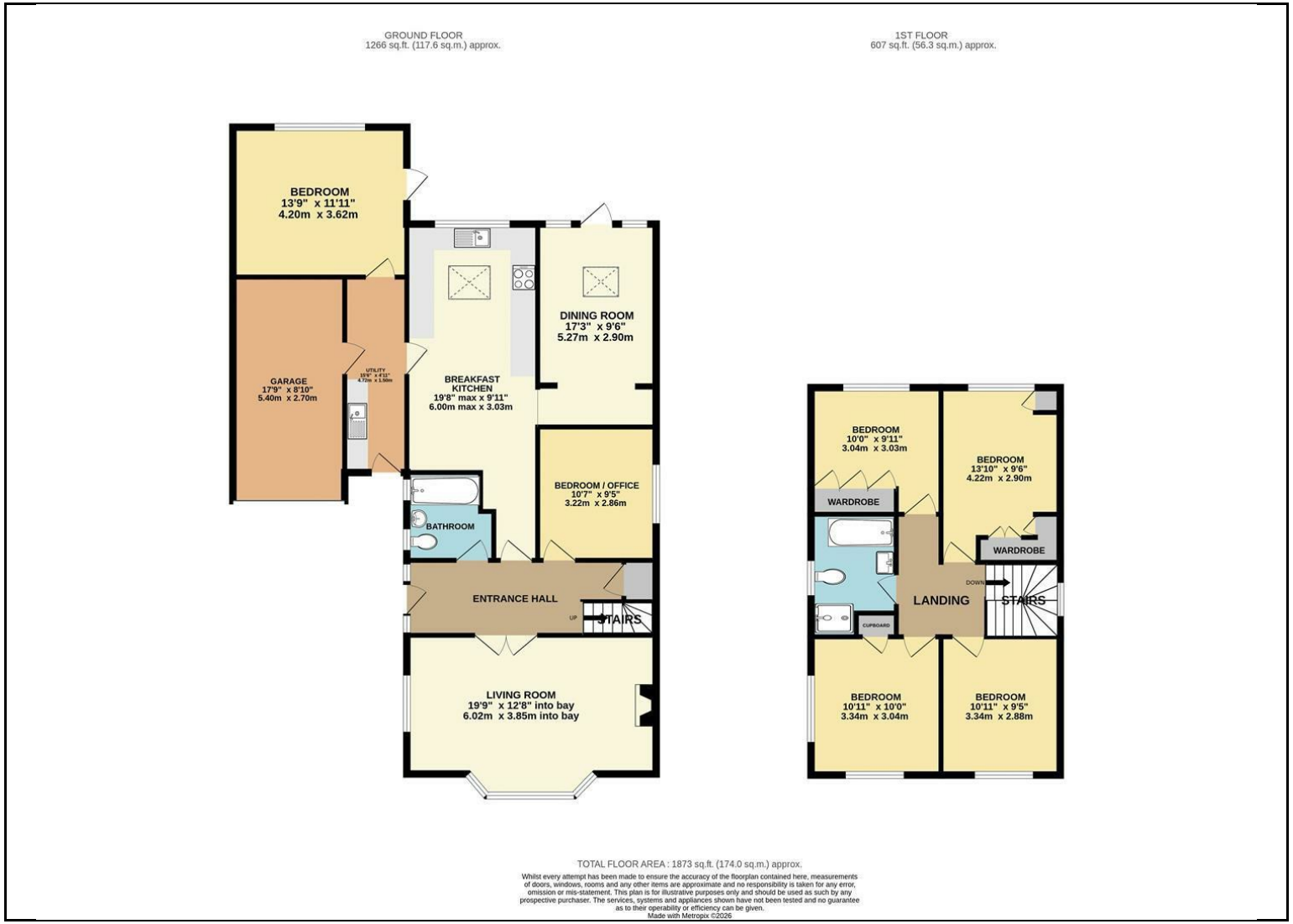
Outside, to the front, the garden is mainly laid to lawn with a block-paved driveway to the side providing parking and leading to the integral garage. To the rear of the property is a paved seating area, with the exceptionally large rear garden extending beyond. The garden has been arranged into various sections, offering a variety of established areas including a greenhouse/vegetable plot, large summer house and sheds. The gardens enjoy far-reaching views across the surrounding fields beyond.

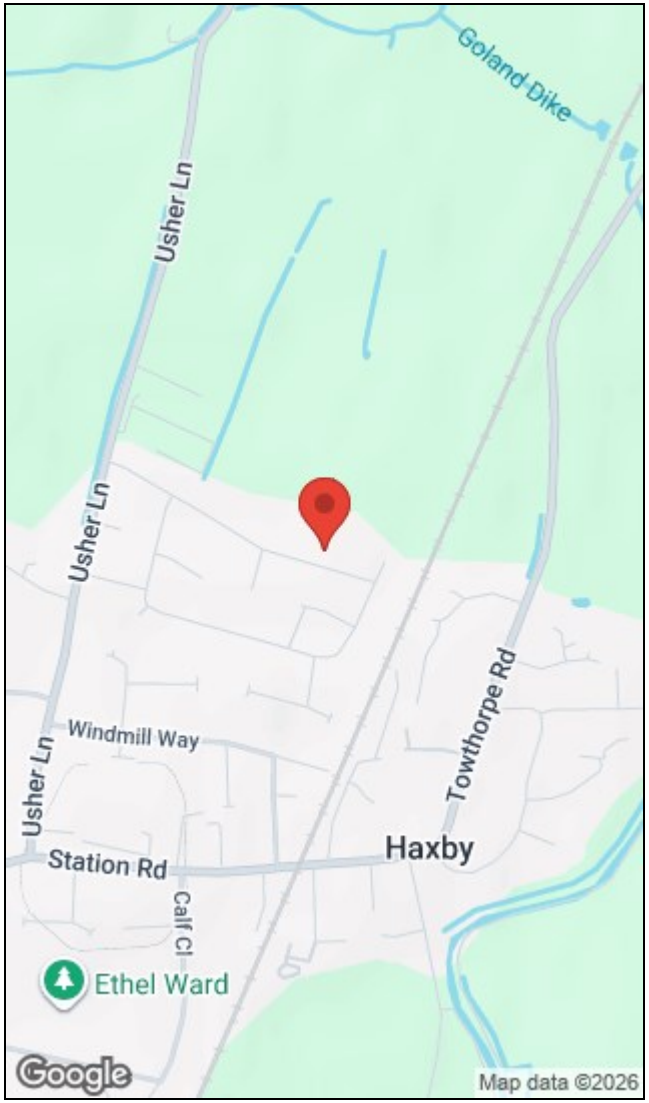
Agents Note
The government have recently announced that funding has been secured for the building of the proposed new train station in Haxby which will be located a few minutes walk from this property and offer a direct service to York Station and east to Scarborough, please note that vehicular access is not going to be through Usher Park but via Towthorpe Road. Outline Planning has been approved for a large housing development to be built on the north side of Haxby.

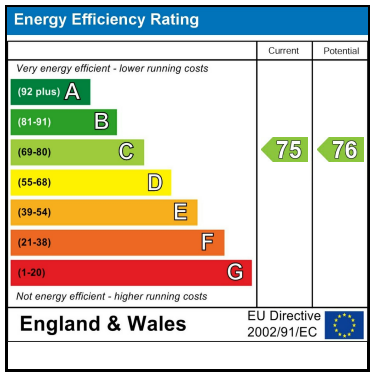
Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an 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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