



HUNTERS[®]
HERE TO GET *you* THERE

 5  3  3  D

Greenshaw Drive, Haxby, York

Guide Price £625,000

HUNTERS[®]
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- EXTENDED 5 BED DETACHED FAMILY HOME
- LOTS OF POTENTIAL
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND E
- NO ONWARD CHAIN
- ENSUITE FACILITIES TO 2 BEDROOMS
- OPEN VIEWS TO REAR
- IN NEED OF UPDATING
- WEST FACING GARDEN
- EPC RATING D

We are delighted to present this substantial five-bedroom detached, extended home, proudly offered to the market for the first time in over 50 years of family ownership. Positioned close to local amenities and offering fantastic scope for modernisation, this property presents an exciting opportunity for the next owners and is expected to attract strong interest. The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious living room, extended dining room, conservatory, breakfast kitchen, utility area, and a larger-than-average garage. To the first floor, the extended layout provides five bedrooms, two benefitting from en-suite facilities, in addition to the main family bathroom. Externally, a standout feature is the generous west-facing rear garden, enjoying open views across the village recreation field, ideal for dog walking. Further benefits include gas central heating and extensive UPVC double glazing. Early viewing is highly recommended—please contact Hunters Haxby to arrange your appointment.

Council Tax Band E. EPC D.











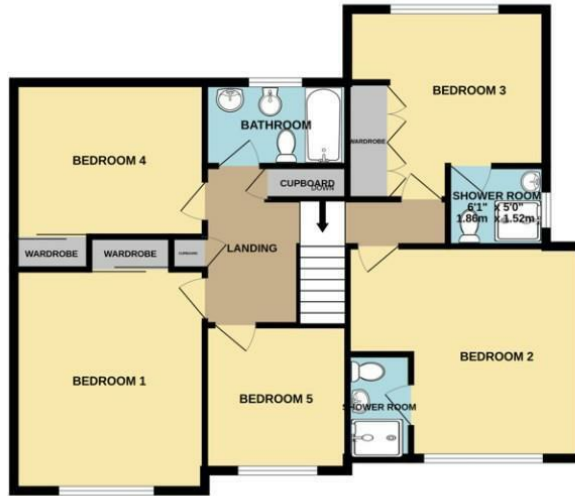




GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 1824 sq.ft. (169.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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