
HUNTERS
FOR SALE
Viewing Strictly By Appointment Only
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HERE TO GET you THERE
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Orchard Paddock, Haxby, York

Guide Price £425,000

Situated on Orchard Paddock a sought after cul de sac in the popular town of Haxby. Conveniently located just behind the main shopping centre and within easy reach of the local amenities the house has been a home to the same family for over 50 years and this much loved three-bedroom family home offers spacious living throughout and versatile accommodation comprising a generous living room, dining room, additional sitting area overlooking the rear garden and a fitted kitchen. To the first floor are the three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a driveway providing off-street parking with car port and a garage leading to a delightful enclosed south-facing rear garden. We encourage a viewing at your earliest convenience. Council Tax Band: D, EPC Rating: D

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.

Property Desciption

On entering the property you are welcomed into the entrance hall where there are stairs to the first-floor accommodation and doors to the living room and kitchen. The living room is a generous size and has a large window to the front and there is a gas fire, there are sliding opaque glazed doors which open into the dining area making a larger open plan room if desired. Off the dining area is also an additional sitting area with views into the rear garden and a door providing access into the garden, there is also a door from the dining area into the kitchen. Completing the ground floor is the kitchen which is located to the rear elevation of the home. The kitchen is fitted with a range of wall and base units, worktops, space and plumbing for appliances and a built in electric cooker with double oven and grill. There is also a door from the kitchen providing access to the driveway side of the home. To the first floor the landing area provides access to three bedrooms, a bathroom and a separate WC. The main bedroom situated to the rear elevation with views over the rear garden benefits from having built in storage, the homes combi boiler is located in one of these cupboards. The bathroom is fitted with a corner shower cubicle, bath and a hand wash basin. Completing the first floor is a separate WC.

Externally to the front of the property the garden is laid to lawn with the addition of of a paved driveway providing off street parking which leads to the garage which has an up and over door, power and lighting and a door providing access to the rear garden. The south facing rear garden is enclosed and is mainly laid to lawn with established borders and a paved seating area.

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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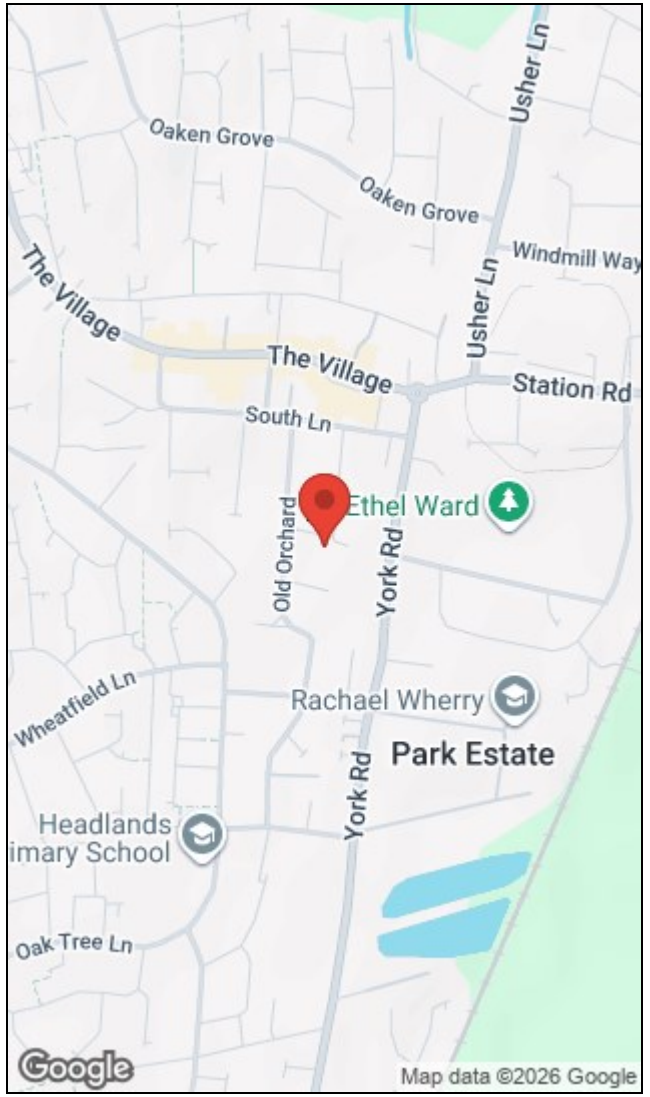
GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.

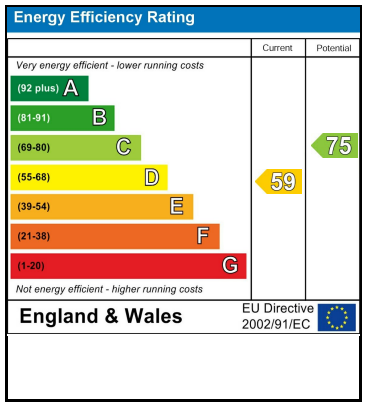
1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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The Property Ombudsman

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