



Oak Tree Lane

Haxby, York

YO32 2YL

Offers Over £400,000



Located in the sought after residential area of Haxby, just north of York, is this substantial and well maintained four bedroom detached home. Owned by the same family since new and thoughtfully extended, the property has been a wonderful family home, yet still offers scope for further personalisation. Oak Tree Lane is a popular residential street, ideally placed for local amenities including shops, independent businesses, and bus routes offering regular access to York city centre and the train station.

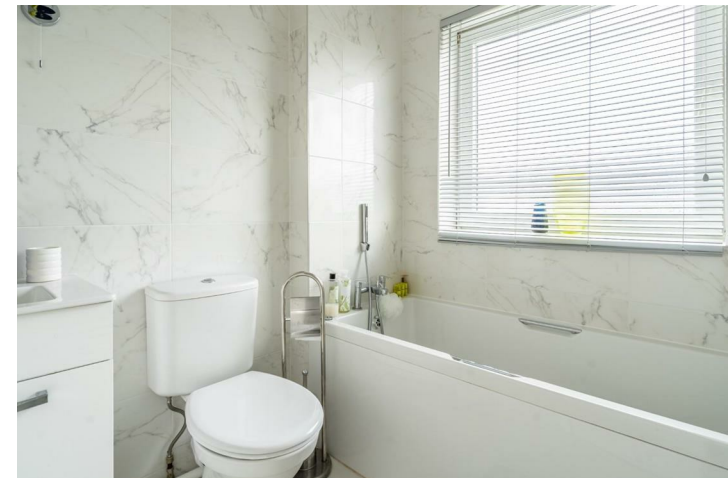
Internally, the property opens with a welcoming entrance hall that leads into a spacious living room positioned at the front of the home, where a large window allows plenty of natural light to fill the space. Set behind is a separate dining room, complete with French doors that open onto the rear garden. An inner hallway leads through to a well presented kitchen, while a deep understairs cupboard offers useful storage. Completing the ground floor is a convenient utility room with a cloakroom/WC.

To the first floor are four well proportioned bedrooms. The two original double rooms benefit from substantial built in wardrobes, while the extension has created a further generous double bedroom, which features a newly fitted en suite shower room. A modern three piece family bathroom and an deep airing cupboard complete the upstairs accommodation.

Externally, the property sits on a substantial plot with a generous rear garden, mainly laid to lawn and featuring a patio seating area. To the front, a paved driveway provides off street parking for multiple vehicles and gives access to the integral single garage.

Offered for sale with no onward chain, early viewing is highly recommended to appreciate the space, setting and potential this home has to offer.

Council Tax Band - D

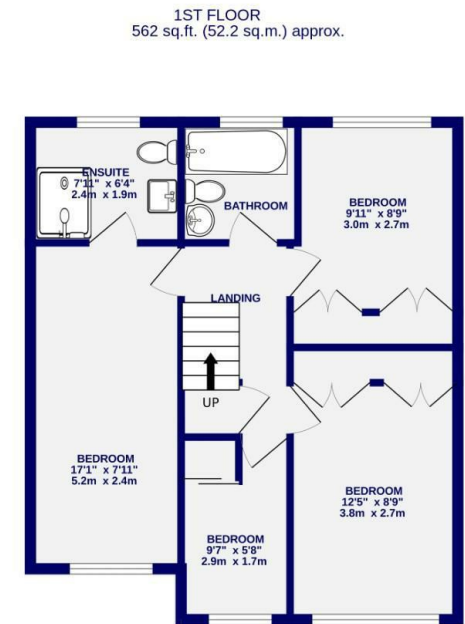
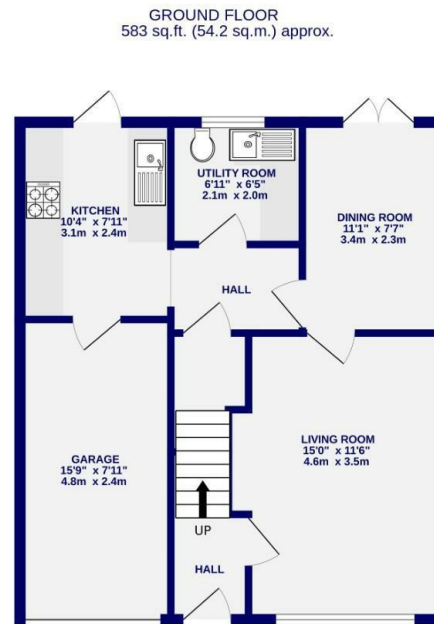




Oak Tree Lane Haxby, York YO32 2YL

Freehold
Council Tax Band - D

- Extended Detached Home
- Four Bedrooms
- Two Bathrooms & W.C
- Popular Residential Area
- Driveway Parking & Garage
- Generous Rear Garden
- No Onward Chain
- EPC C



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/basement will form part of the overall floor area 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.

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