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**Brought to the open market, this well-presented three-bedroom home is situated in a quiet cul-de-sac in the sought-after area of Haxby, offering stylish and flexible living. The property features a welcoming entrance hall with a downstairs WC, a spacious open-plan dining kitchen with integrated appliances and garden access, and a living room with bi-fold doors for adaptable living space. To the first floor are three good-sized bedrooms and a modern family bathroom. Externally, there is a lawned front garden, driveway and detached garage, along with an enclosed rear garden with patio. Early viewing is highly recommended to fully appreciate all that this home has to offer. EPC Rating: C, Council Tax Band: 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. This property is well located to get to the centre of Haxby with a footpath through to the amenities from the adjoining Acacia Grove.

## Property Description

The property opens into a welcoming entrance hall with useful understairs storage and access to a convenient ground floor cloakroom/WC. To the rear, the heart of the home is the impressive open-plan dining kitchen, designed with a contemporary feel and fitted with stylish wood worktops and integrated appliances. With multiple access points to the garden, this space is ideal for both family life and entertaining.

The living room features a limestone fireplace with inset gas fire. Bi-folding internal doors allow for a flexible living arrangement, seamlessly connecting the space to the dining area or providing a more cosy, separate setting when required.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The contemporary family bathroom features a stylish P-shaped bath with shower over, a sleek vanity unit, and contemporary tiling throughout.

Externally, the property continues to impress. To the front, a neatly maintained lawned garden is complemented by a driveway leading to a detached brick-built garage with an electric up-and-over door. To the rear, an enclosed garden with a paved patio area provides the perfect space for outdoor dining, relaxation, and entertaining.

## 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.

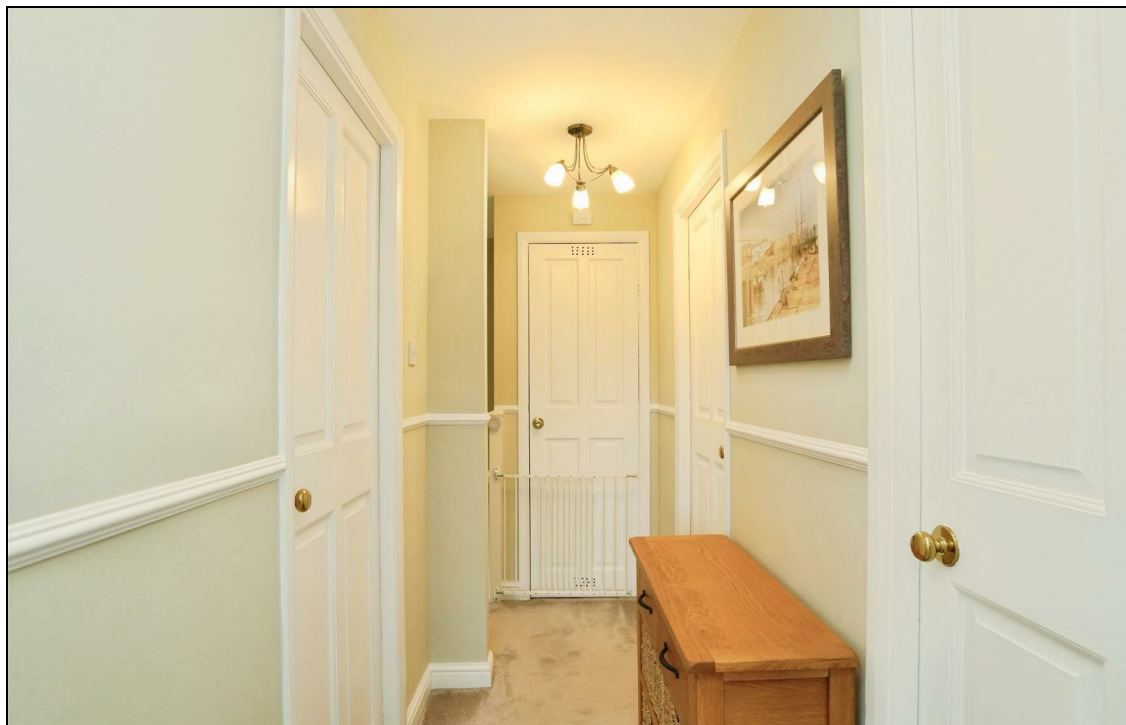
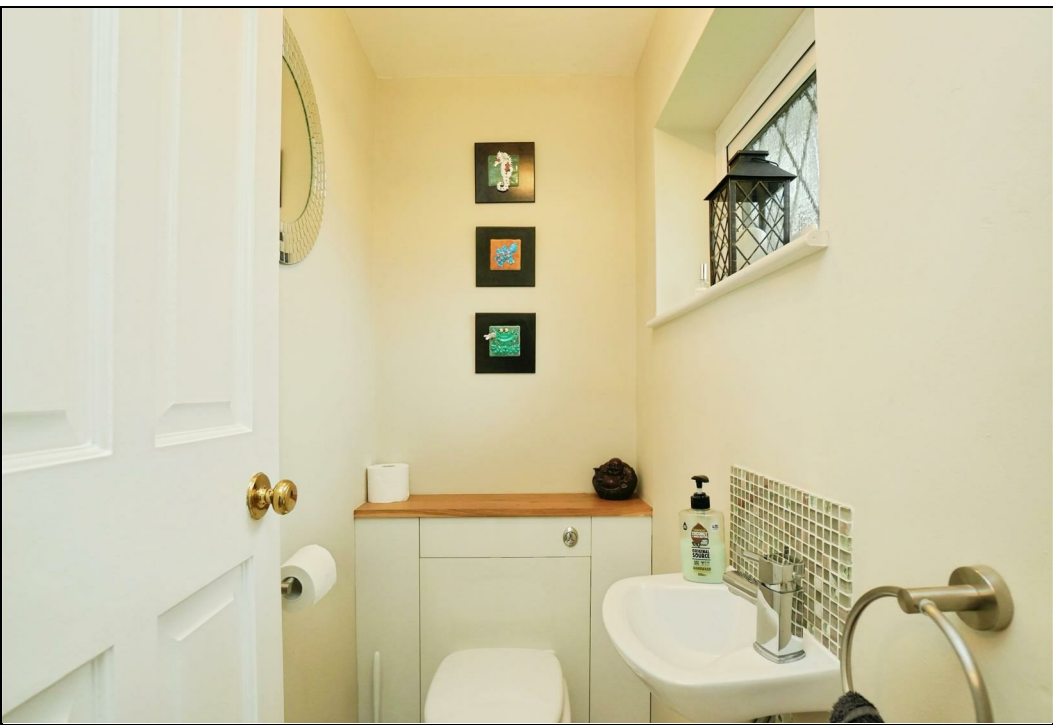
## Disclaimer.

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.











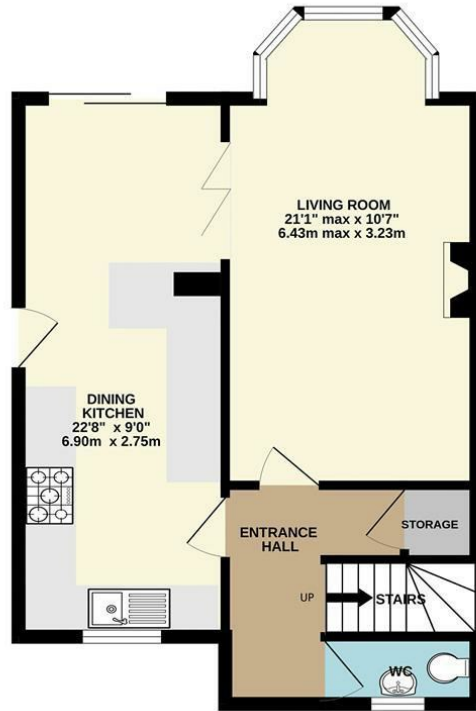




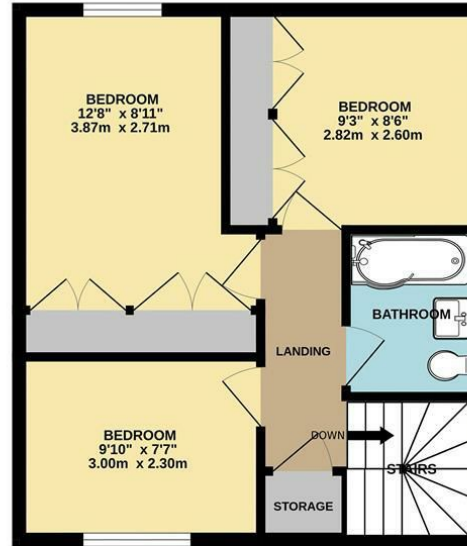




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

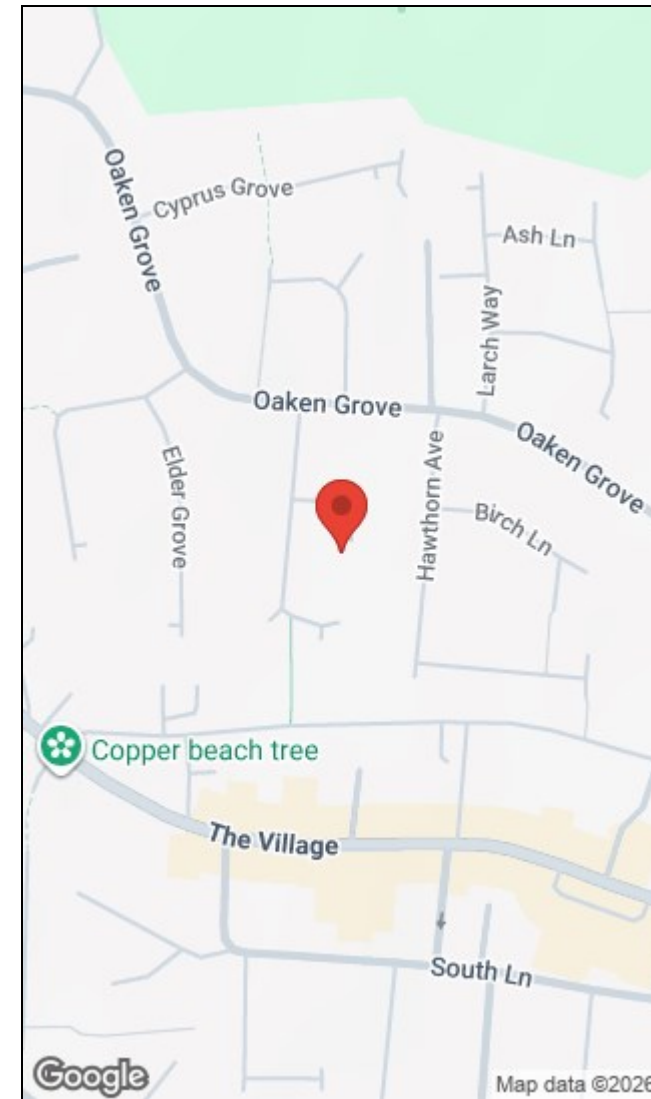


1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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.  
Made with Metropix 62026



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 76        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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