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Rosecomb Way, Haxby, York

Per Month £1,500 Per Month



Situated in the popular town of Haxby, this well-presented three-bedroom home is available to rent and offers spacious open-plan living, a rear garden and views across open fields. Haxby provides a wide range of amenities including independent shops, supermarkets, cafes, pubs, restaurants, local schools, medical facilities and churches, making it a convenient and well-served community.

The property opens into an entrance lobby with stairs leading to the first floor. The ground floor features an open-plan layout with a bright living area to the front, complete with windows to two elevations and a gas fire set within a stone surround. To the rear is a spacious dining kitchen with two skylights and glazed doors providing access to the garden and views across fields. The kitchen includes granite-effect worktops, a gas range cooker, dishwasher, American-style fridge freezer and a useful pantry. An inner lobby leads to a downstairs cloakroom and the integral garage with power, lighting and plumbing for laundry appliances.

Upstairs are three bedrooms, a family bathroom with bath and separate shower, and a separate WC. Two bedrooms benefit from built-in wardrobes, and the loft is mostly boarded with a drop-down ladder.

Externally there is a lawned front garden, a paved driveway providing off-street parking and access to the garage, and an enclosed rear garden with lawn and a paved seating area. The property also benefits from solar panels with battery storage.

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 Description

On entering the property, you are welcomed into an entrance lobby with a window to the side elevation and a central heating radiator. From here there is access to the living room, along with stairs leading to the first-floor accommodation.

The ground floor offers open-plan living space. To the front elevation is the living area, which features windows to the front and side, allowing plenty of natural light. A gas fire set within a stone surround creates an attractive focal point to the room. Moving through to the rear of the property, the space opens into a generous dining kitchen area with ample room for both dining and additional seating.

The dining kitchen is bright and airy, benefitting from two skylight windows along with windows and glazed doors to two elevations, providing views and direct access to the rear garden and open fields beyond. The kitchen is fitted with granite-effect worktops and includes a sunken stainless steel sink with mixer tap, a gas range cooker, dishwasher and a freestanding American-style fridge freezer. A useful pantry cupboard is also accessed from the kitchen. An inner lobby leads to the downstairs cloakroom, which is fitted with a toilet and hand wash basin, and also provides access to the integral garage. The garage benefits from power and lighting, space and plumbing for a washing machine and dryer, and an up-and-over door.

To the first floor, the landing provides access to three bedrooms, a bathroom and a separate toilet. The bathroom is fitted with a bath, a step-in shower and a wall-mounted hand wash basin set within a vanity unit. There is also a heated towel rail and an opaque window to the rear elevation. The separate WC includes a window to the rear elevation. The two larger bedrooms both benefit from built-in wardrobes and storage. From the landing there is also access to the loft space via a drop-down ladder. The loft is mostly boarded and houses the property's boiler.

Externally, to the front of the property there is a lawned garden and a paved driveway providing off-street parking and access to the garage. To the rear there is a further lawned garden with paved areas for seating and outdoor entertaining.

Additional Information

The property benefits from solar panels which feed into a battery storage system and export to the grid when the battery is full. The Scarborough to York railway line runs beyond the rear boundary of the garden.

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.



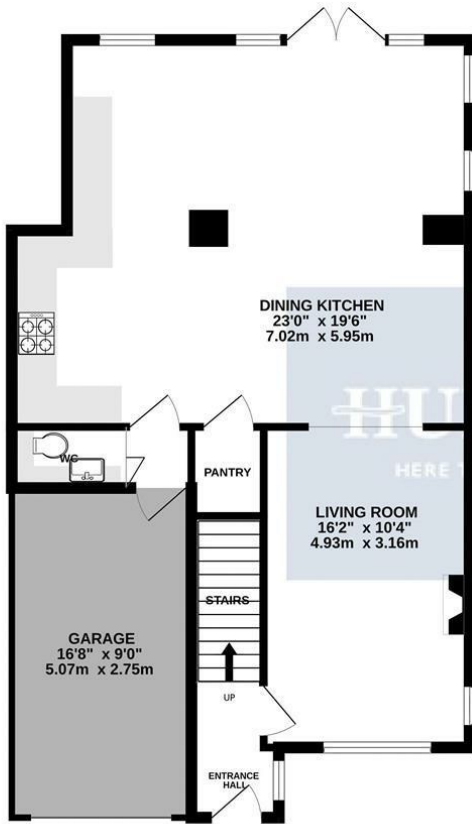








GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

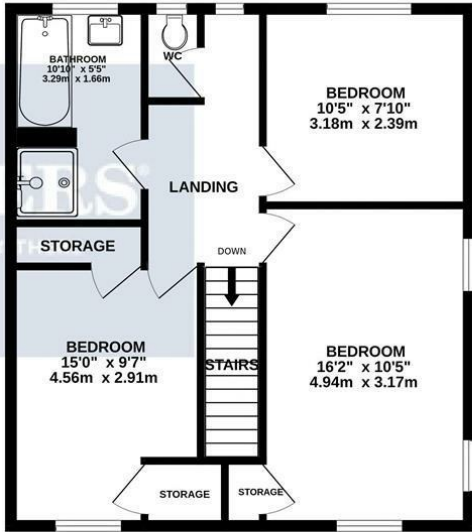


DINING KITCHEN
23'0" x 19'6"
7.02m x 5.95m

LIVING ROOM
16'2" x 10'4"
4.93m x 3.16m

GARAGE
16'8" x 9'0"
5.07m x 2.75m

1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



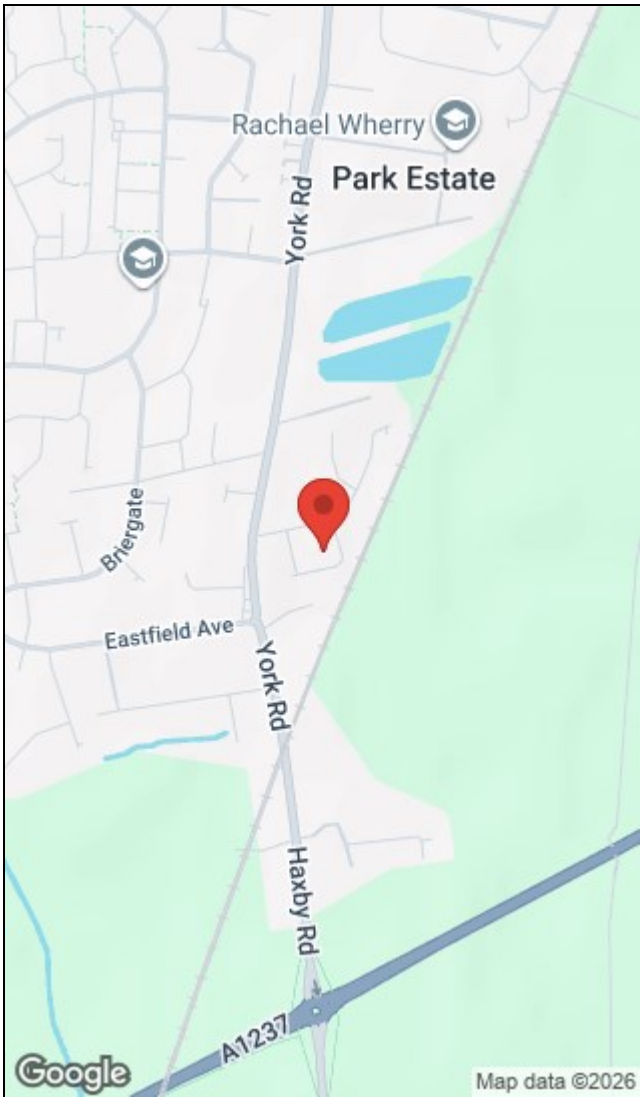
BEDROOM
10'5" x 7'10"
3.18m x 2.39m

BEDROOM
15'0" x 9'7"
4.56m x 2.91m

BEDROOM
16'2" x 10'5"
4.94m x 3.17m

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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