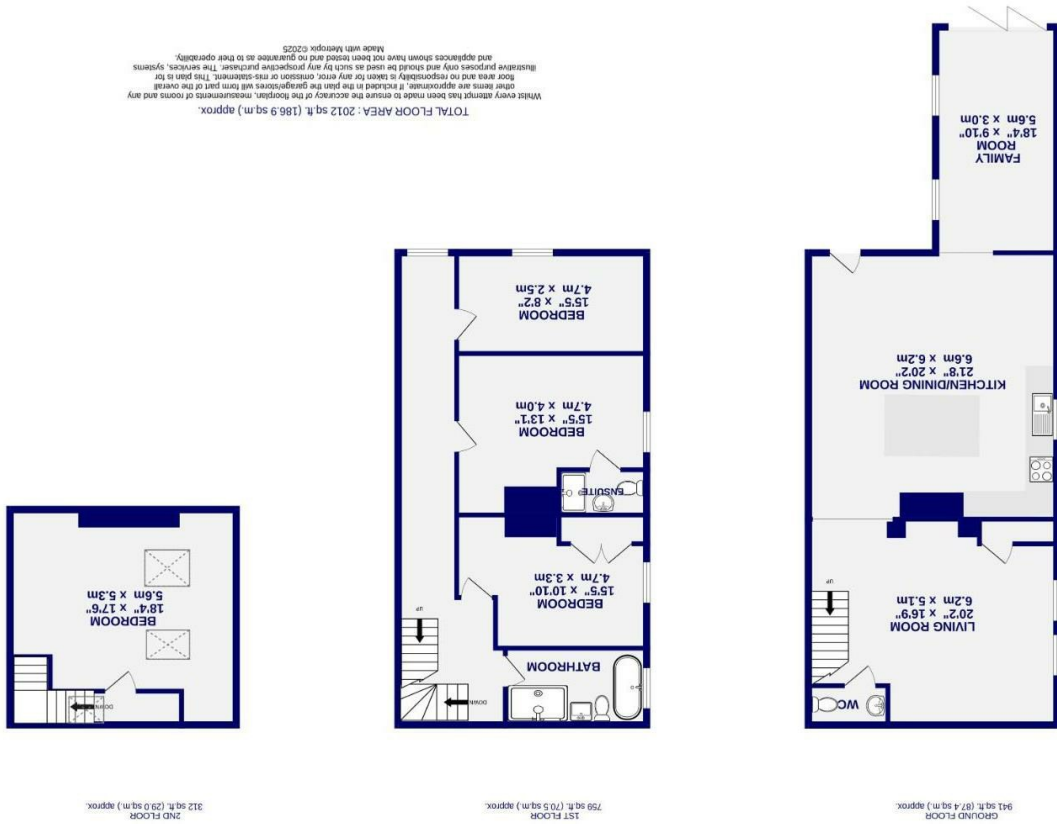


- Station Road
Haxby, York
YO32 3LU



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£600,000

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A truly exceptional four-bedroom period home, comprehensively upgraded and extended to offer over 2000 sq. ft. of stylish, open-plan living accommodation, positioned in one of York's most sought-after residential locations. Immaculately presented and thoughtfully designed throughout.

Upon entry, a spacious and beautifully appointed dining kitchen sets the tone for the rest of the property, with high ceilings, solid timber flooring, and an abundance of natural light. The newly fitted kitchen is a stunning centerpiece, featuring a wealth of shaker-style units, quartz worktops, and a generous breakfast island with seating. Integrated appliances include a Bosch oven and grill, induction hob, and a large double Belfast sink, a dishwasher and space for a fridge/freezer.

The layout flows effortlessly into two impressive reception rooms. A cosy sitting room to the front of the house enjoys twin sash windows and a feature fireplace, while to the rear, the family room is bathed in light from bi-folding doors opening onto the private garden, creating an ideal space for entertaining or relaxing. A practical utility cupboard and a ground floor WC add convenience and functionality to the living space.

Stairs rise from the sitting room to a generous first-floor landing, giving access to three spacious double bedrooms and a luxurious house bathroom. The principal bedroom features a sleek en-suite shower room, while bedroom two benefits from fitted wardrobes. The house bathroom is finished to a high standard, with a freestanding roll-top bath, separate walk-in shower, vanity basin, low flush WC, and heated towel rail. To the second floor, a fourth double bedroom enjoys two Velux windows and useful open eaves storage, making it a perfect guest room, office or studio.

Outside, the property an electric gated entrance with a driveway, leads to a landscaped patio area and lawn.

A selection of rooms have been dressed using AI for illustrative purposes.

