



Redwood Drive, Haxby, York

Asking Price £450,000

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Est. 1871

Redwood Drive, York YO32 3GF

Asking Price £450,000

A spacious four bedroom detached family house set within this much sought after cul de sac and being offered for sale with both vacant possession and no on-ward chain.

Internally, the property is entered via a uPVC framed double glazed front door into an entrance porch which leads through into the reception hall. The reception hall has a staircase leading to the first floor accommodation with spindle balustrade and handrail. There is a built-in under stairs storage cupboard and radiator.

The principal reception room is a spacious through lounge with dining area having a feature electric fireplace set on a marble hearth. There are twin radiators, a television aerial point and uPVC framed double glazed French doors to the rear elevation overlooking the garden beyond.

The property's kitchen is located at the rear of the house having a built-in range of base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. The kitchen includes a built-in Bosch electric oven with four point gas hob unit and extractor canopy. There is a fitted breakfast bar, space for a fridge unit, vinyl flooring, radiator and built-in under stairs pantry cupboard.

Beyond the kitchen is a generous utility room which has a kitchen-matching range of storage cupboards with additional laminated worktop and recess with plumbing for a washing machine, dishwasher, and space for a tumble dryer. The utility room benefits from a uPVC framed double glazed rear entrance door, vinyl flooring and radiator.

Crucially, there is a downstairs cloakroom with a low flush W.C., wash hand



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent -
Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.



basin, vinyl flooring and radiator.

The first floor landing services the entirety of the first floor accommodation and houses the property's loft hatch.

The principal bedroom is located at the rear having a built-in bed surround with wardrobes, chest of drawers and dressing table recess. There is a circular wash hand basin set in a vanity surround, in addition to a walk-in shower cubicle with full height tiled splashbacks.

Bedroom two is a further spacious, double bedroom located at the front of the house, with bedroom three being located above the utility room.

Bedroom four is a further single bedroom, with a built-in bed surround and over stairs linen cupboard.

All four bedrooms benefit from uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a modern house bathroom having a low flush W.C., and wash hand basin both set in a vanity surround. There is an inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom benefits further from a heated towel rail and mounted medicine cabinet.

The property is accessed directly off Redwood Drive onto a block paved front driveway which provides off street parking and which in turn accesses the attached garage which has a remote activated up and over garage door and is equipped with electric, light, and power.

The property's front garden is laid to gravel providing additional off-street parking or a turning bay. There are planted borders, and a flagged pathway leads down the side of the property through into the rear.

One of the outstanding features of the house, is the generous rear garden stretching to approximately 25m in length creating the ideal family environment.

Running full width across the rear elevation is a substantial sun patio which steps out onto a shaped lawned garden with planted side borders. A timber-built garden shed is included within the sale, and the rear garden is fully enclosed to all sides by fenced boundaries being child, grandchild, and pet friendly. An outside water tap is located off the rear elevation.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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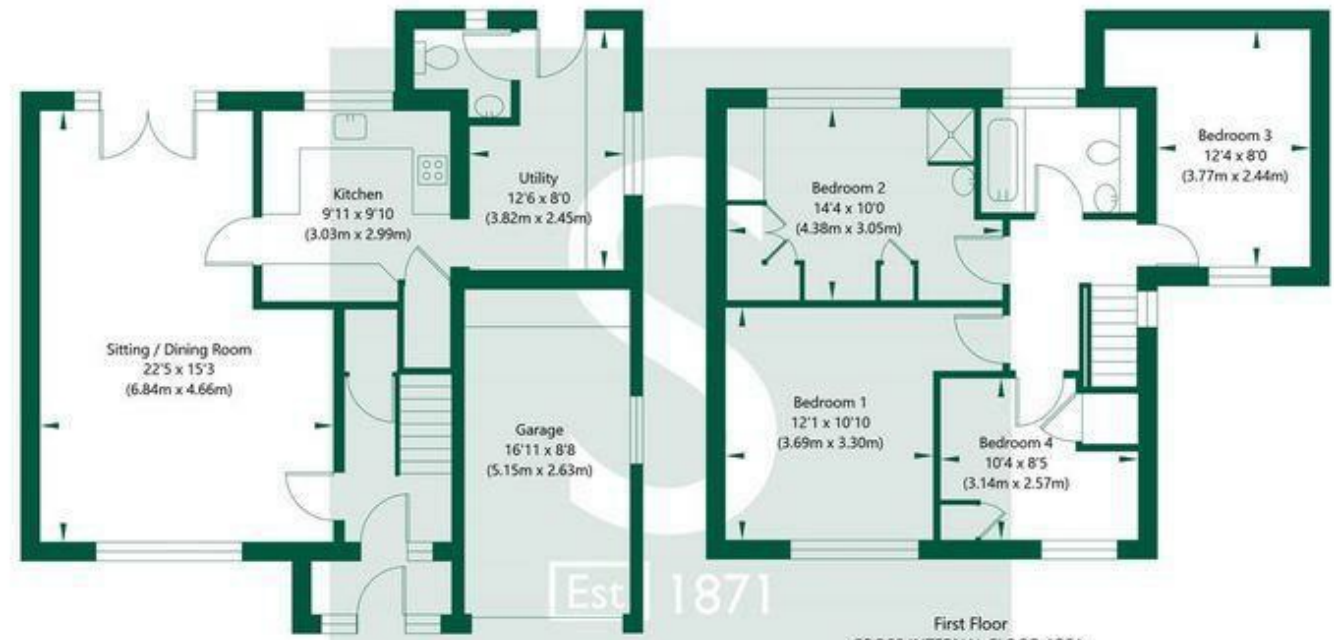
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Redwood Drive, Haxby, York, Yo32 3GF



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 629 SQ FT / 58.4 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 600 SQ FT / 55.75 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1229 SQ FT / 114.15 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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