

HUNTERS[®]

HERE TO GET *you* THERE



Oak Tree Lane

Haxby, York, YO32 2YL

Guide Price £395,000



Council Tax: D



56 Oak Tree Lane

Haxby, York, YO32 2YL

Guide Price £395,000



Haxby

The property is ideally positioned within Haxby, just a few minutes' walk from the local primary school and close to a convenience store, with the secondary school also within easy reach at approximately one mile away. The area is well served by regular bus routes providing convenient access to York, nearby shopping areas, and surrounding locations.

Haxby itself offers a wide range of amenities, with a diverse selection of shops primarily located along the main street, as well as two small shopping centres. The town benefits from excellent local services including a doctor's surgery, dentist, two pharmacies, pubs, cafés, restaurants, two supermarkets, a variety of independent shops, and three churches, making it a convenient and well-rounded community.

Property Description

Internally, the property opens into a welcoming entrance hall, leading through to a spacious front-facing living room filled with natural light from a large window. To the rear, a separate dining room enjoys French doors opening out onto the garden. An inner hallway leads to a well-presented kitchen, complemented by a useful understairs storage cupboard, while a utility room with cloakroom/WC completes the ground floor.

To the first floor are four bedrooms. The original two double bedrooms benefit from extensive built-in wardrobes, while the extension provides a further generous double bedroom with a newly fitted en suite shower room. The fourth bedroom is a single room which may also be suited as a nursery or

home office. A modern three-piece family bathroom and an airing cupboard complete the upstairs accommodation.

Externally, the property occupies a generous plot, with a sizeable rear garden mainly laid to lawn and featuring a patio seating area. To the front, a paved driveway offers off-street parking for multiple vehicles and leads to an integral single garage.

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.



Road Map



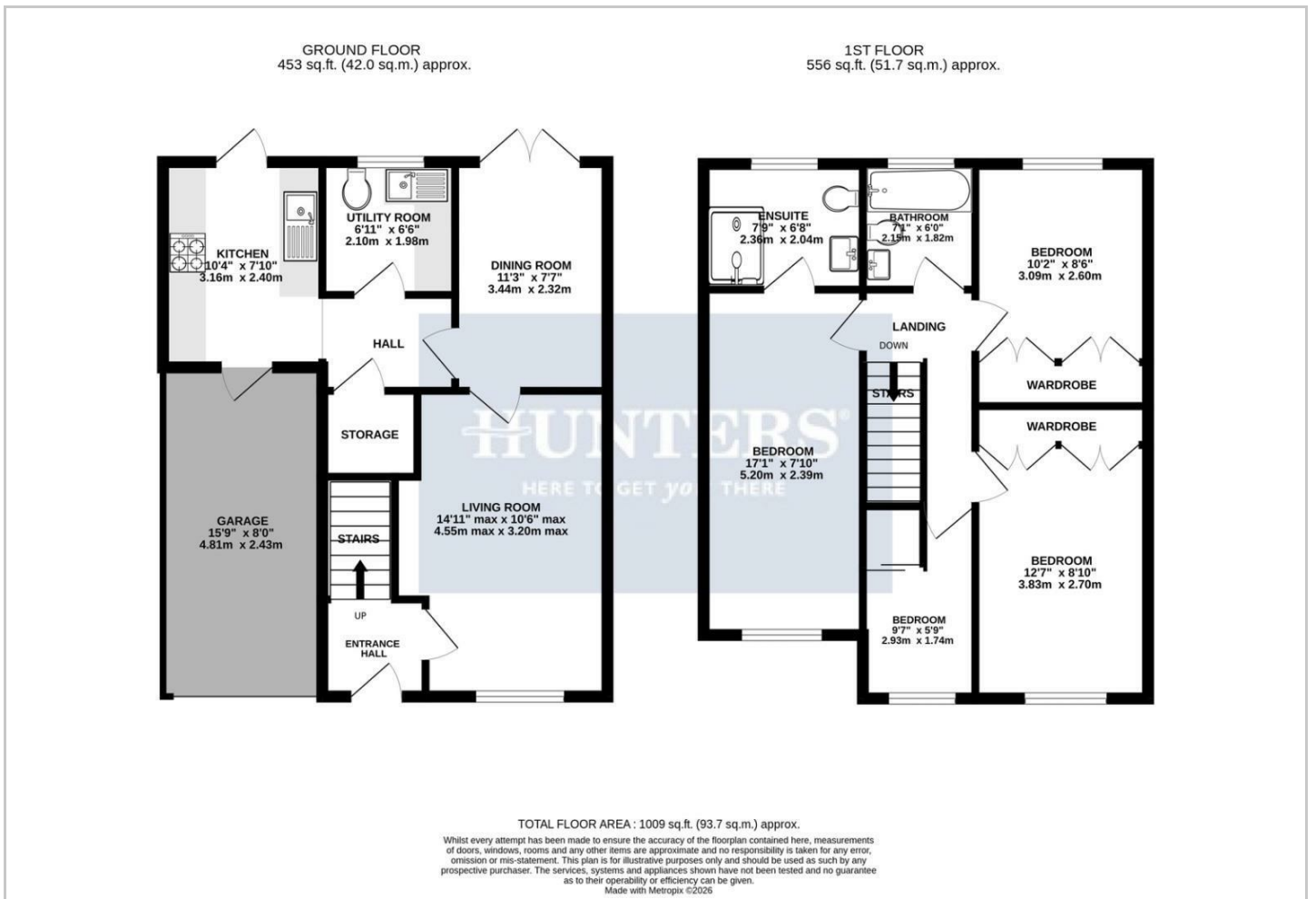
Hybrid Map



Terrain Map



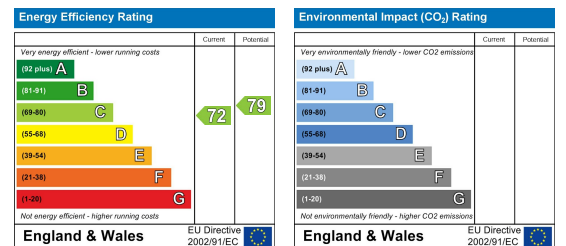
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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