



**Bridge Close, Haxby, York**

£725,000

**Stephensons**  
estate agents & chartered surveyors

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## Bridge Close, York YO32 3WG

Est. 1871

£725,000

\*\*\*\* NO FORWARD CHAIN \*\*\*\*

The property sits on Bridge Close, named after the charming bridge over the beck located to the side elevation of the home, adding a distinctive and picturesque feature that also provides direct access to beautiful surrounding walks.

Nestled in the charming area of Haxby, this impressive extended five-bedroom house on Bridge Close offers a perfect blend of space, comfort, and modern living. Ideal for families or those seeking extra room, this property boasts generous living areas that are both inviting and functional.

Upon entering this immaculately presented home, you are welcomed by a spacious entrance hall with windows to both elevations, flooding the space with natural light and creating an airy first impression.

Leading from the entrance hall, the main lounge is a beautifully presented reception space centered around a large bay window. A cream marble fireplace creates an attractive focal point, while the neutral decor enhances the bright, airy feel

The lounge flows seamlessly into the extended section of the home, a wraparound addition constructed by local builders that significantly enhances the living space. This area provides a further sitting room with doors to the side elevation, offering lovely views over the beck and a real sense of privacy and seclusion.

The modern fitted kitchen offers ample storage and generous worktop space, centered around a practical island that provides additional preparation and seating space. A large range cooker, newly purchased is included, along with a built in American style fridge freezer.



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband: up to 1600 Mbps\*  
EPC Rating: TBC  
Council Tax: D - City of York  
Current Planning Permission: No current valid planning permissions  
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.



Leading off the kitchen is a convenient WC and utility area, complete with an included washing machine and dryer. a large cupboard houses a newly fitted boiler system. In addition, the ground floor extends to a good sized study.

The first floor offers five good sized bedrooms. The principle bedroom benefits from lovely views over the beck and features a modern-en-suite shower room along with a walk in wardrobe, creating a well appointed private suite. The second bedroom also enjoys the advantage of its own en-suite ideal for guests or older children.

The remaining bedrooms are served by a stylish, recently fitted bathroom, finished to a modern standard.

Externally the property is approached via a neatly laid Indian stone driveway providing ample off- street parking. The garden wraps around the side elevation, adjoining the beck and offering direct access towards the nearby walks.

To the rear the property is complemented by further Indian stone patio area where two thoughtfully positioned pagodas provide a choice of evening sun or welcome shade.

A garage with an electric door, power, light adds practical storage and parking. flowing from the garage is a good sized brick-built workshop, ideal for storage, hobbies or additional workspace, The fully paved driveway continues through a sheltered area with secure double gates, enhancing both convenience and privacy.

This house on Bridge Close is just the place to live With its spacious design and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community,

Haxby benefits from well regarded schools, a wide range of local amenities including pubs, coffee shops and supermarkets, supporting convenient day-to-day living.

Ideally positioned close to York city center and just a short walk from regular bus routes, it offers excellent convenience for commuting and enjoying everything the city has to offer.



## Partners:

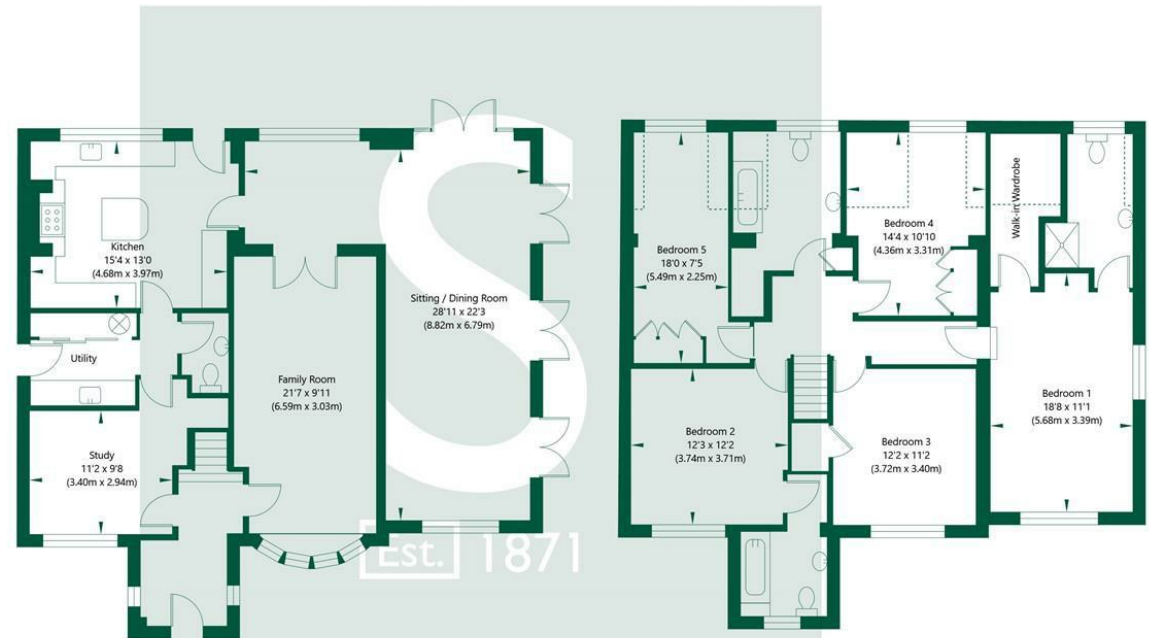
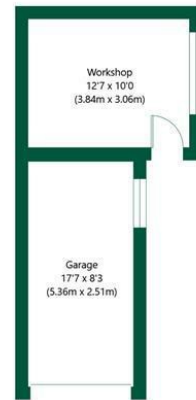
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## Bridge Close, Haxby, York, YO32 3WG



Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 1245 SQ FT / 115.7 SQ M

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 1231 SQ FT / 114.34 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2476 SQ FT / 230.04 SQ M - (Excluding Garage & Workshop)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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