

# 39A NORTH LANE

Haxby, York



## 39A NORTH LANE

**Detached house in sought after location with delightful garden and parking, close to York**

*York city centre 4 miles • York Railway Station 5 miles  
Leeds 33 miles*

Entrance and staircase hall • kitchen/breakfast/living room • 2 further reception rooms • study • utility room • cloakroom/wc

3 double bedrooms • 2 bathrooms (1 en suite) • bedroom 4/dressing room

Driveway parking for several cars • 2 sheds • home gym • bin store

Front and rear gardens

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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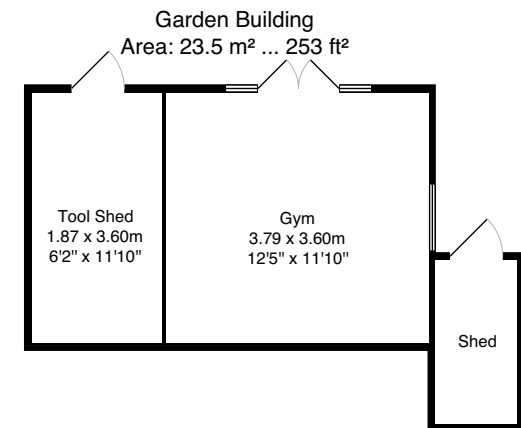
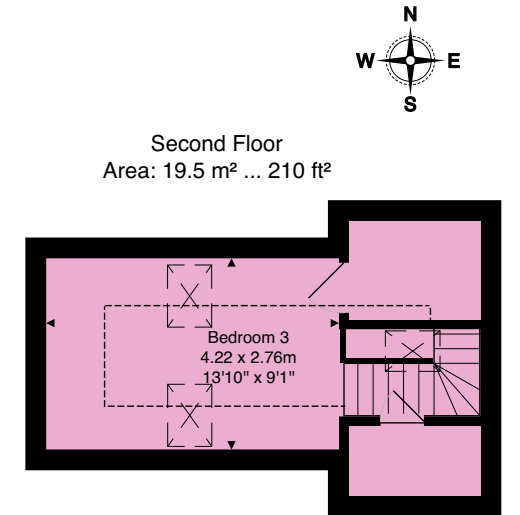
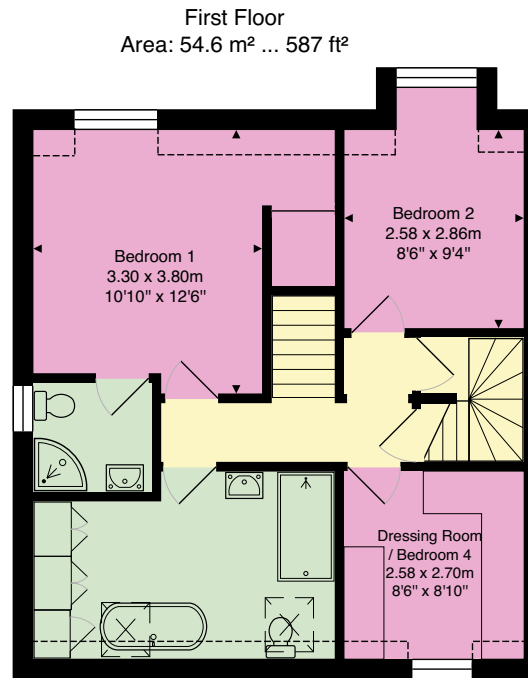
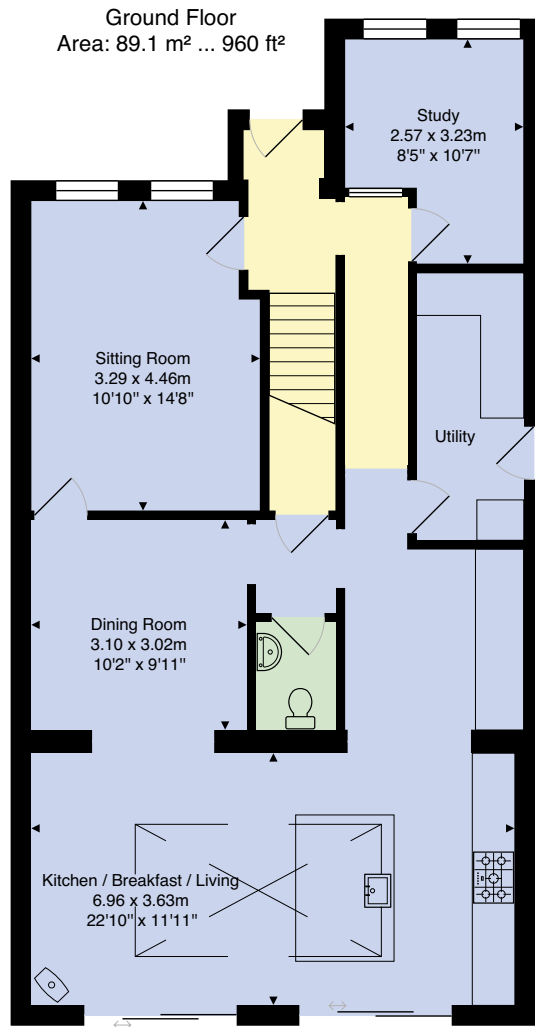
# North Lane, Haxby, York YO32 3JY

## Approximate Gross Internal Floor Area

Main House - 163 SQ M / 1757 SQ FT

Total - 187 SQ M / 2010 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



Occupying a superb position set well back behind a generous front garden on a quiet one-way lane, this most appealing home lies a five-minute walk from the wide range of amenities found in Haxby. The versatile accommodation extends over three floors and enjoys attractive views across the front and rear gardens. Deceptively spacious, 39A is an impressive family home that has been thoughtfully updated in recent years to a high specification throughout.

North Lane is widely regarded as one of the finest addresses in this sought-after town. Situated on the outskirts of York, Haxby retains much of the charm, character, and strong sense of community associated with a village, despite formally gaining town status in 1992.

It remains an especially popular location for commuters, families and downsizers alike.

- Detached house in popular small town on the outskirts of York
- Versatile accommodation of nearly 1800 sq ft arranged over 3 floors
- 3 reception rooms, 4 bedrooms, 2 bathrooms
- Beautifully appointed throughout with high spec fittings
- Generous rear garden with detached outbuildings, including home gym
- Off-street parking for several vehicles and EV charger
- Strolling distance of local amenities with York city centre easily accessible
- Convenient for ring road, A64, A1M and wider motorway network



**Tenure:** Freehold

**EPC Rating:** to follow

**Council Tax Band:** E

**Services & Systems:** Mains gas, electricity, water and drainage. Gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** City of York Council [www.york.gov.uk](http://www.york.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



The superb open-plan kitchen/living/breakfast room forms the heart of the home and is flooded with natural light from a large roof lantern and two sets of sliding doors opening onto the rear garden terrace. The sitting area features a wood-burning stove and Sonos speaker system. The kitchen is fitted with a comprehensive range of units, Silestone worktops, integrated appliances and full-height cabinetry incorporating a larder cupboard with breakfast station, alongside an integrated full-height fridge and Rangemaster cooker with extractor hood. A generous island provides additional storage, a breakfast bar, integrated dishwasher and a one-and-a-half bowl sink with Quooker hot water tap.

Practical Karndean wood-effect flooring extends throughout much of the ground floor, creating a seamless flow between the living spaces.

To the front of the house is a separate, cosy sitting room with integrated gas fire, while the study overlooks the front garden and features a striking Crittall-style glazed wall and door, allowing additional light to flow through. This versatile room could equally serve as a playroom, snug, or additional bedroom.

On the first floor, the principal bedroom suite features a shuttered dormer window, fitted hanging storage above the staircase, and an ensuite shower room. There is a further double bedroom on this floor, together with bedroom 3, currently arranged as a dressing room with fitted wardrobes and dressing table. The family bathroom is particularly well appointed, comprising a freestanding bath, double-length shower and an extensive range of fitted storage cupboards.



The second floor provides a further double bedroom with under-eaves storage cupboards and triple-aspect Velux windows fitted with blinds, enjoying attractive rooftop views.

## Outside

The house is set back from the quiet one-way road behind a lawned front garden, framed by a variety of mature trees and shrubs, along the fenced boundaries – set around a gravel driveway with parking for three cars and an EV charger. Timber garden gates and paved paths lie either side of the property giving access to the rear.

The rear garden is private, fully enclosed and predominantly laid to lawn with well stocked herbaceous borders and mature trees. The boundaries are a mixture of conifer, beech hedging and attractive fencing. Adjacent to the kitchen/breakfast/living room is a sunny paved terrace ideal for al fresco dining and a further decked terrace is situated at the end of the garden to capture the afternoon sun.

There are two secure garden sheds and a home gym with power and lighting, and additional storage behind the outbuildings.





## Environs

Haxby was named one of the best places to live in the North by The Sunday Times in 2021, and this property is ideally positioned just moments from its thriving centre. A superb range of amenities lies close at hand, including doctors' and dental surgeries, primary schools, sports clubs, and a Pilates studio, alongside two supermarkets, independent cafés and shops, traditional pubs, a wine bar, an award-winning fish and chip shop, and a renowned artisan bakery and delicatessen.

A regular bus service provides direct access to York city centre and the railway station, while scenic walks along the River Foss and nearby cycle routes offer easy access into York itself. Clifton Moor Retail Park, with its cinema and leisure facilities, together with Monks Cross and Vangarde shopping centres, are all within a short drive, as is the LNER Community Stadium, home to York City FC (recently promoted) and York Knights.

The area is well served by highly regarded secondary schools, while York's excellent independent schools are also within easy reach. York railway station offers regular services to major cities including Manchester, Edinburgh, and London King's Cross in under two hours. The nearby ring road also provides swift access to Leeds via the A64 and onward to the M62 motorway network.

## Directions

Head north from the main roundabout in Haxby and on leaving the roundabout, turn onto North Lane. 39A is located on the right hand side immediately round the first bend.

**What3words:** ///ideas.began.boards

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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