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# The Village, Haxby, York

Asking Price £725,000

Set within the sought-after conservation area of the popular town of Haxby, this charming characterful 4 -bedroom Grade II Listed home is now available on the open market. Boasting flexible living spaces, generously proportioned bedrooms, front and rear gardens, and ample off-street parking, this property is sure to appeal to a variety of buyers. Viewing is highly recommended to fully appreciate the exceptional location and accommodation this home has to offer. EPC Rating: D Council Tax Band: F

- Character Property
- Flexible living accommodation
- Ample Off Street Parking Garage
- Grade II Listed
- Walking distance to amenities
- Council Tax Band: F
- Haxby Conservation Area
- Rear Garden
- EPC Rating: D

## Location

Haxby lies approximately 4 miles north of York city centre, just beyond the A1237 ring road. Originally a village, Haxby has expanded over the years and now merges seamlessly with its smaller neighbour community, Wigginton. The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include a post office, two pharmacy, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

## Property Description

Upon entering the property through the front door, you are welcomed into the dining lounge, a versatile space that accommodates both living and dining furniture. The room features windows on both the front and rear elevations and a stove set within a fireplace.

From the dining lounge, you can access an additional reception room (snug/sitting room), which also boasts a stove within a fireplace and a front-facing window.

A rear hallway connects the dining lounge to the dining kitchen, downstairs cloakroom, and staircase leading to the first floor.

The dining kitchen is a generous size and has plenty of space for a dining table. The kitchen has tiled flooring and is fitted with range of wall and base units, worktops, a stainless steel sink with a mixer tap, and space and plumbing for appliances (gas cooker, fridge freezer and dishwasher). Beyond the kitchen, the utility room offers additional space and plumbing for a washer and dryer. From here, you can access another downstairs cloakroom as well as the garden room, which features glazed French doors opening into the garden. There is also an external door leading from the utility room to the rear garden.

On the first floor, there are two bedrooms, including the main bedroom with an ensuite bathroom which is fitted with a corner bath, hand wash basin and a toilet. Completing the first floor is the house bathroom which is equipped with a bath and shower overhead, a pedestal hand wash basin, and a toilet.

A further staircase leads to the second floor, where you'll find two more bedrooms along with an additional room that could serve as a dressing room, nursery, or study. There is also access to a useful eaves storage area. This area could be altered to provide a further bedroom.

Externally, the front of the property features an enclosed lawned garden with mature trees and shrubs. The larger rear garden is primarily lawned with established borders and a paved seating area. At the far end of the garden, a driveway which is accessed via North Lane provides off-street parking for multiple vehicles and leads to a detached brick-built 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.















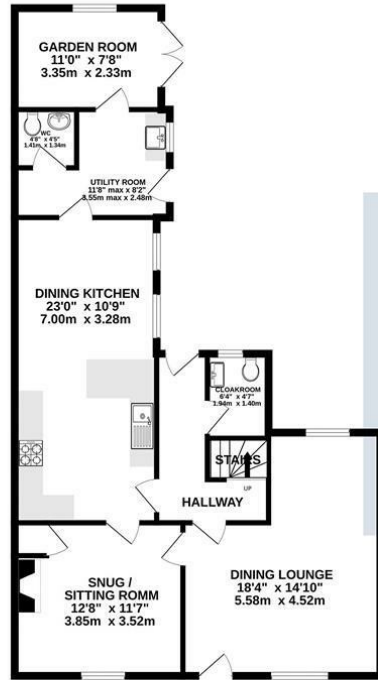




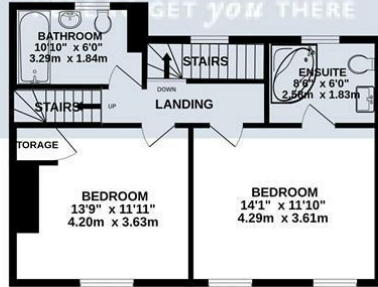
GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

2ND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1942 sq.ft. (180.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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