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# Eastfield Avenue, Haxby, York

## Guide Price £500,000



A well-presented four-bedroom family home situated on a generous corner plot in the popular town of Haxby. The property offers two reception rooms, a fitted kitchen, a ground floor cloakroom, four bedrooms, and a family bathroom. Externally, there is a low-maintenance front garden, a driveway, garage, adjoining store, and an enclosed south-facing rear garden with lawn and patio area. Ideally located close to local amenities, schools, and transport links to York. Viewings are highly recommended to appreciate what this home has to offer. EPC Rating: To Follow, Council Tax Band: E

- **Four Bedroom Detached Family Home**
- **Downstairs WC**
- **South Facing Rear Garden**
- **Well Presented Throughout**
- **Off Street Parking**
- **EPC Rating: To Follow**
- **Two Reception Rooms**
- **Garage & Additional Store**
- **Council Tax Band: E**

## **Haxby**

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 doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

## **Property Description**

On entering the property, you are welcomed into an entrance hall with doors leading to the living room, dining room, kitchen, and downstairs WC, along with stairs to the first-floor accommodation.

The generously sized living room is positioned to the front of the property and features two windows overlooking the front aspect, as well as a gas fire set within a decorative surround. Both the dining room and kitchen are located to the rear, each enjoying views over the rear garden. The dining room also benefits from double-glazed French doors opening directly onto the garden.

The kitchen is well fitted with a range of wall and base units with worktops, a sink with mixer tap, and a selection of integrated appliances including a dishwasher, wine cooler, induction hob, and electric oven with grill. From the kitchen there is access into the garage, which benefits from power, lighting, plumbing for a washing machine, and a Belfast sink. To the rear of the garage is an additional store area, ideal for use as a workshop if desired. Completing the ground floor is a WC comprising a hand wash basin and toilet.

To the first floor, the landing provides access to four bedrooms and the house bathroom. The two largest bedrooms benefit from built-in wardrobes, while the smallest bedroom has access to the airing cupboard. The bathroom is fitted with a white suite comprising a bath with shower over and glass screen, pedestal wash basin, and WC, along with a side window and extractor fan.

Externally, the front of the property features a lawned garden set within a hedged boundary, providing a good degree of privacy, along with a driveway offering off-street parking and leading to the garage with up and over door. To the rear is a well-maintained south-facing garden, mainly laid to lawn with a paved seating area, established planted borders, and enclosed by a high hedge. There is also a timber garden shed, and the rear store can be accessed from the garden via a personnel door.

## **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.









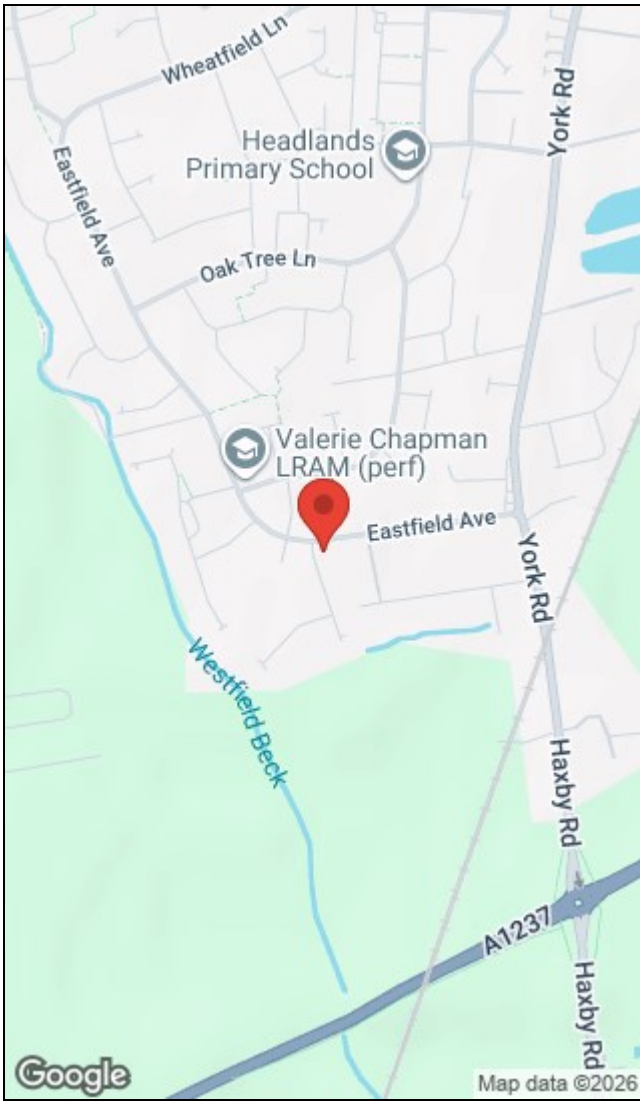






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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