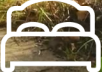
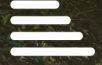




HUNTERS[®]
HERE TO GET *you* THERE

 4  2  2  B

Located in the popular town of Haxby, York, this four bedroom home is offered for sale with no onward chain. The property offers well-proportioned accommodation including a living room with open fire, dining room, study, kitchen, downstairs WC, four bedrooms and two shower rooms. Externally, there are front and rear gardens, a detached garage/home gym and off-street parking. An excellent family home in a popular and convenient location. EPC Rating:B, 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 vestibule which leads through to the dining room, where there are stairs rising to the first floor accommodation. Continuing through the property, the inner hallway provides access to the living room, study, kitchen and downstairs WC.

The living room has a window to the front elevation, glazed doors opening out to the rear garden and an open fire which provides a lovely focal point to the room. The kitchen is located to the rear of the property and is fitted with a range of wall and base units with worktops over, an integrated stainless steel sink with mixer tap and a range of integrated appliances including a fridge freezer, electric oven, gas hob and dishwasher. There is also space and plumbing for a washing machine. Windows to two elevations provide plenty of natural light, with a glazed door giving access to the rear garden.

To the first floor there are four bedrooms, with the main bedroom having built-in wardrobes and an ensuite shower room. Bedroom two also benefits from built-in wardrobes. Completing the first floor is the shower room, comprising a shower cubicle, pedestal wash hand basin and WC. The landing also provides access to the loft, which is partially boarded.

Externally, to the front of the property there is a mainly lawned garden with a paved path leading to the front door and continuing to the rear of the property. To the rear, the enclosed garden is again mainly laid to lawn and benefits from established trees and hedging. There is also a detached garage, home gym and off-street parking.

Agents Note

- The property benefits from having fully owned solar panels on a feed in tariff providing an income (please contact the office for further information)

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.

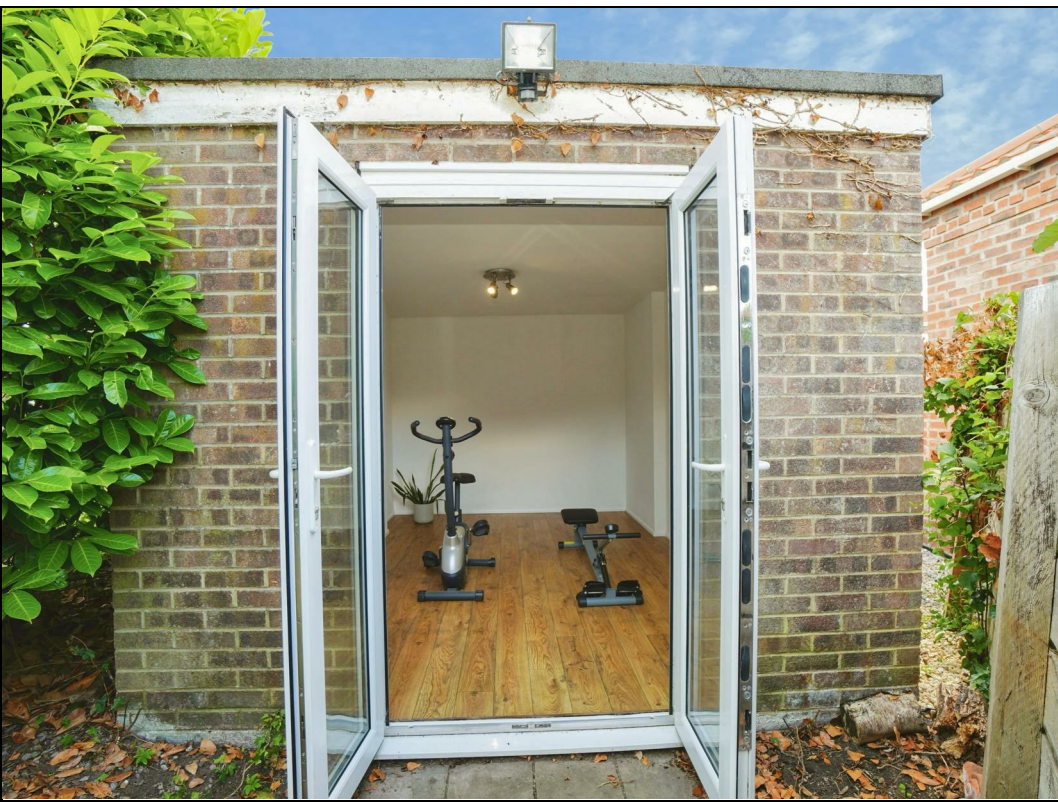


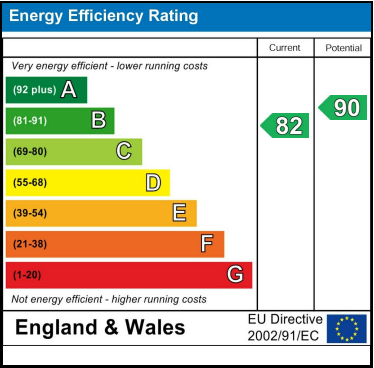
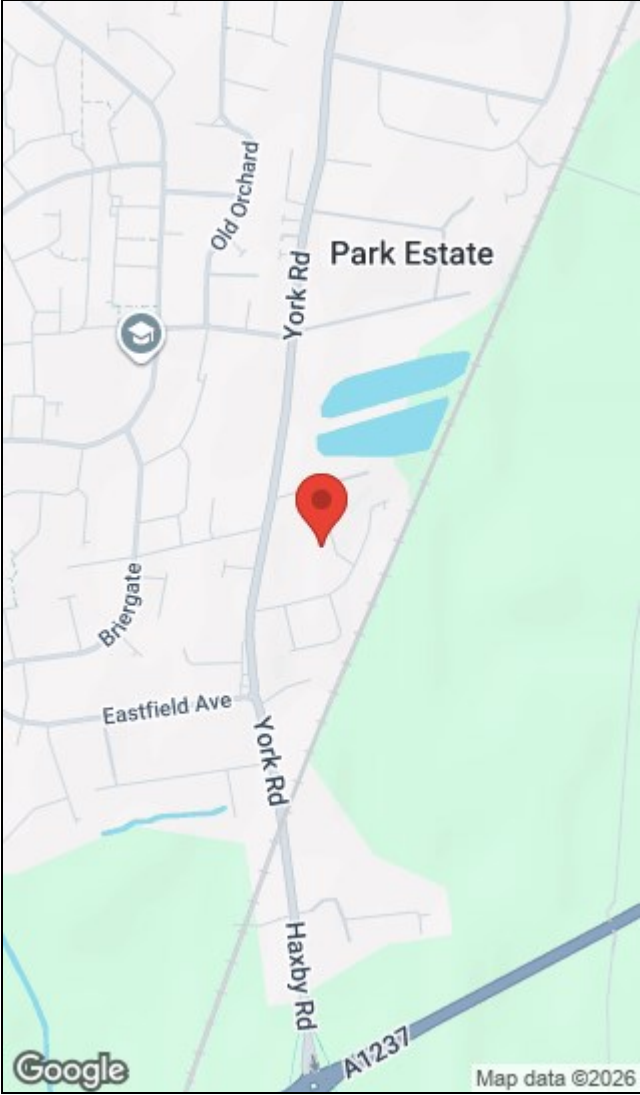












35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



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