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17 Redwood Drive, Haxby, YO32 3GF

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Guide Price £695,000

*** 4 BED DETACHED FAMILY HOME *** SOUGHT AFTER HAXBY CUL DE SAC *** SPACIOUS ACCOMMODATION THROUGHOUT ***
UPDATED OPEN PLAN KITCHEN DINER *** ENSUITE TO MAIN BEDROOM *** CORNER PLOT WITH GENEROUS GARDENS ***
INTEGRAL DOUBLE GARAGE *** COUNCIL TAX BAND F *** EPC RATING C

Situated on a generous corner plot in a desirable cul-de-sac in the popular town of Haxby, this well-proportioned four-bedroom detached family home is now available on the open market.

The ground floor offers a spacious entrance hall, a large living room, an open-plan living/dining kitchen ideal for entertaining, a bright garden room, and a convenient downstairs WC. Upstairs, you'll find four good-sized bedrooms, including a main bedroom with an en-suite shower room, along with a house bathroom.

With spacious gardens and a sought-after location, this property must be seen to be fully appreciated. Viewings are highly recommended.

EPC Rating C, Council Tax Band F.

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555
haxby@hunters.com | www.hunters.com

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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) 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		
England & Wales		
EU Directive 2002/91/EC		

- **Spacious property in central Haxby location**
- **Four Bedroom Detached Family Home**
- **Cul-De-Sac Location**
- **Open Plan Living Dining Kitchen**
- **Ensuite Shower Room**
- **Driveway Parking**
- **Large Garage**
- **Front & Rear Gardens**
- **EPC Rating: C**
- **Council Tax Band: F**

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 two dentists, doctors surgery, two chemists, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Property Description

Redwood Drive is nestled in a desirable cul-de-sac in the heart of Haxby, ideally located close to schools and local amenities. Set on a generous plot, this four-bedroom detached home offers well-proportioned accommodation and impressive outdoor space, making it perfect for family living and entertaining.

Inside, the home offers spacious and versatile living over two floors.

The ground floor comprises a welcoming entrance hall, a bright living room with a feature fireplace which also provides access to a garden room. At the heart of the property is the open-plan dining kitchen, thoughtfully designed with ample room for both cooking and entertaining, complemented by an additional living area in addition a convenient downstairs cloakroom completes the ground floor. Upstairs, the landing provides access to four generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while three of the bedrooms include fitted wardrobes, offering excellent storage solutions. A well-appointed family bathroom with access to an airing cupboard serves the remaining rooms. Additional storage is available via a drop-down ladder to the loft, which is partially boarded.

Externally, to the front of the property, there is a lawned garden and a driveway providing off street parking and leads to a double garage which has an up and over door and power and lighting. The rear garden is fully enclosed and features a charming gazebo and patio area ideal for outdoor gatherings. Featuring two sheds, mature trees and planted borders with a variety of flowers and shrubs.

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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