



HUNTERS[®]
HERE TO GET *you* THERE

 4  2  2  C

Oak Tree Lane, Haxby, York

Offers Over £375,000

The logo for Hunters, featuring the word "HUNTERS" in a white, serif, all-caps font with a registered trademark symbol. A stylized white horizontal line with a small loop is positioned to the left of the letter "H". The logo is set against a dark blue rectangular background.

HUNTERS®

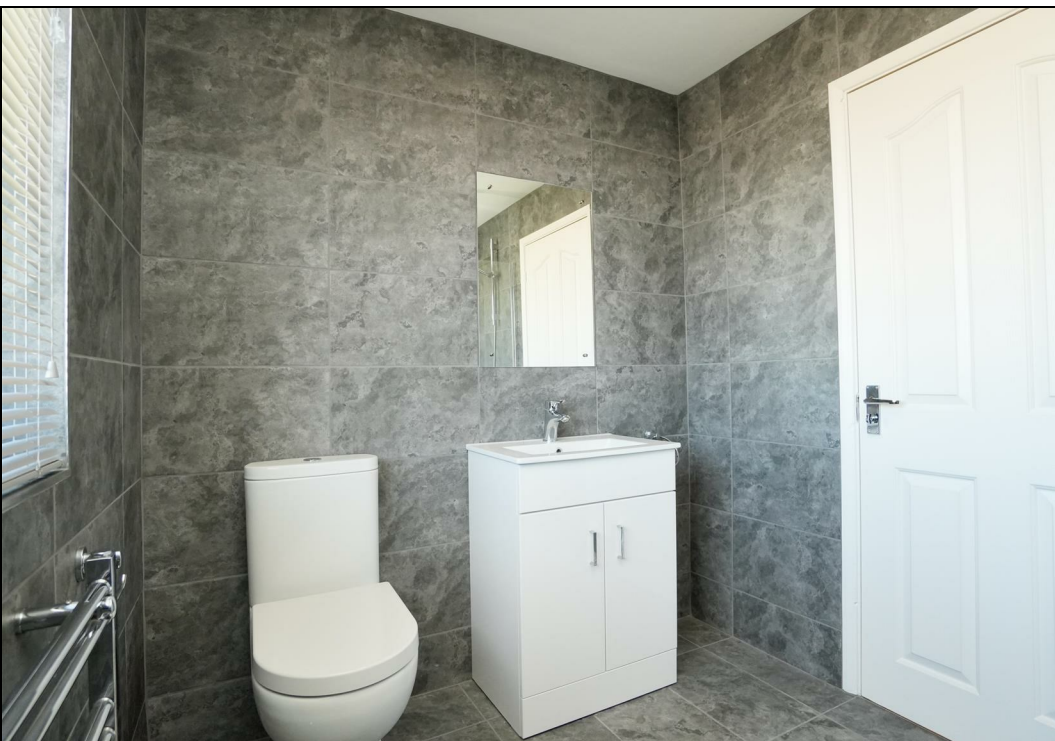
HERE TO GET *you* THERE

Brought to the open market with no onward chain is this four bedroom detached family home, ideally situated in the highly sought-after area of Haxby, just north of York. Occupying a generous plot on the popular Oak Tree Lane, the property offers versatile accommodation, including two reception rooms, an extended bedroom with en suite, a utility room and integral garage. With ample off-street parking, a generous rear garden and scope for further personalisation, this is an excellent opportunity brought to the open market with no onward chain. Council Tax Band: D, EPC Rating: C

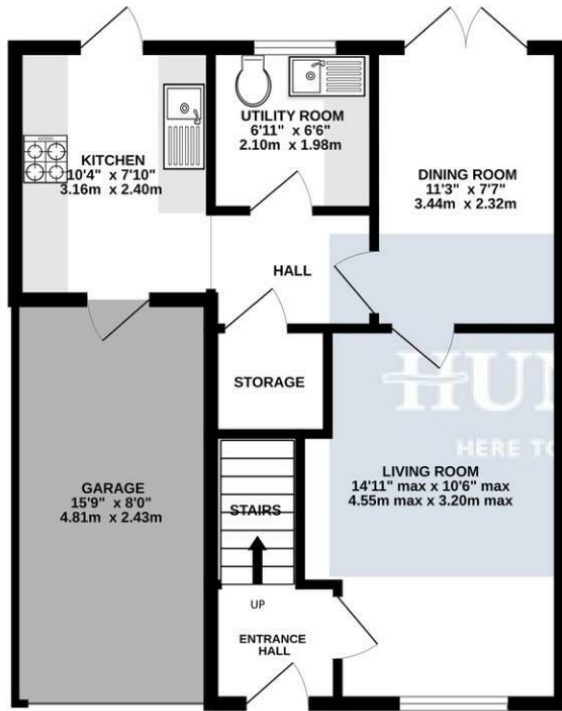




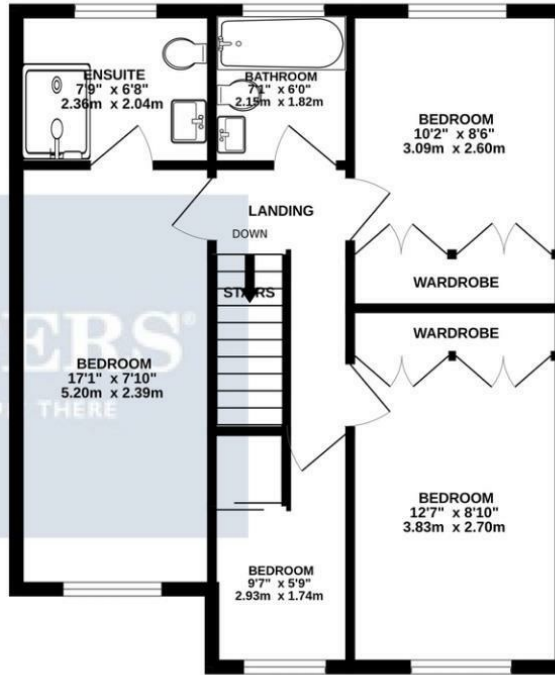




GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.

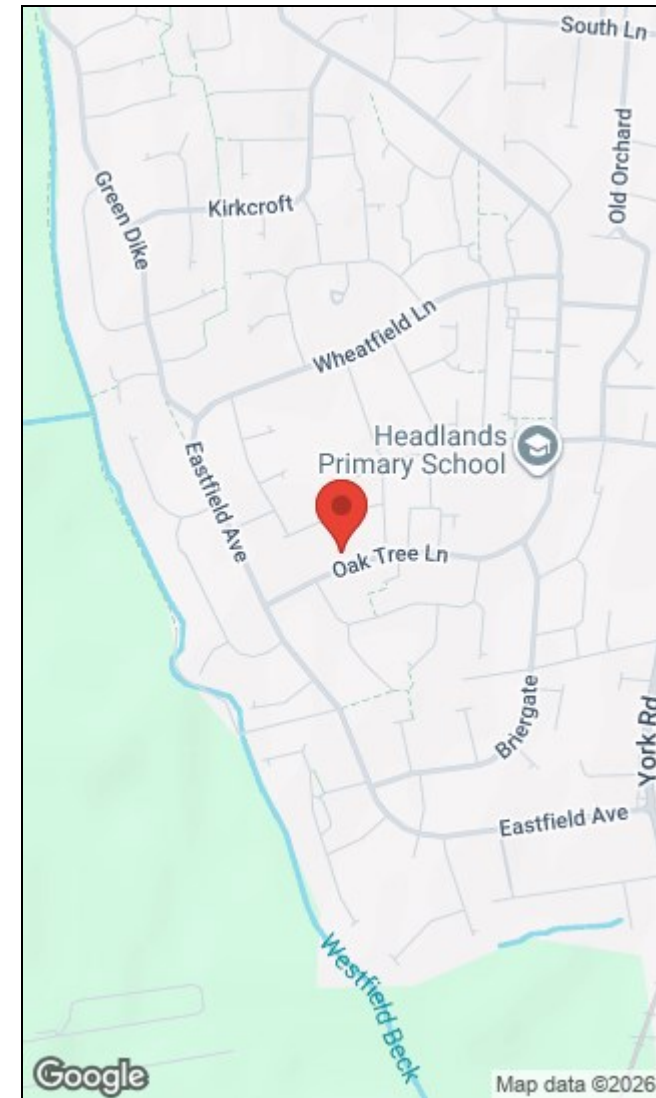


1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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		

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