HUNTERS®
HERE TO GET you THERE
2
1
1
C

Little Meadows, Haxby, York, YO32 3YY

Guide Price £240,000

Situated in the popular village of Haxby, this two-bedroom home offers spacious accommodation with the addition of a conservatory and a useful study/home office. The property itself is ideally located close to Headlands Primary School and a bus route to York. The main Haxby shopping area is only a few streets walk away.

The ground floor accommodation briefly comprises an entrance hallway, a spacious lounge/dining room, fitted kitchen, conservatory overlooking the rear garden and a study/home office. To the first floor are two double bedrooms, a bathroom and a separate WC. The property also benefits from a central heating boiler installed in 2025.

Externally, there is a lawned garden to the front and an enclosed rear garden which is mainly laid to lawn with a paved seating area. There is also residents parking available and on street parking as well.

The vendors' onward purchase is a new build and expected to be ready in Spring 2027.

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
The property is entered through the front door into an entrance hallway, with stairs rising to the first floor and doors leading to the ground floor accommodation.

The spacious lounge/dining room provides a generous living space, with windows to the front and rear elevations allowing plenty of natural light into the room. There is ample space for both lounge and dining furniture.

The kitchen can be accessed from the lounge/dining room and also from the entrance hall. The kitchen is fitted with a range of wall and base units, worktops, a stainless steel sink with a mixer tap, an integrated gas hob and electric oven, an integrated dishwasher, an integrated fridge freezer and there is also space and plumbing for a washing machine. Also accessed from the kitchen is a conservatory which provides an additional seating area. The conservatory also provides views and access into the rear garden.

Completing the ground floor is a useful study/home office.

To the first floor, the landing leads to two double bedrooms a bathroom and a separate wc, there is also access to a cupboard house the homes central heating boiler which was installed in 2025. The bathroom is fitted with a bath with shower over and curtain, and a hand wash basin set within a vanity unit. There is also a ceiling hatch providing access into the loft area.

Externally, to the front of the property there is an open garden area which is lawned. To the rear of the property is an enclosed rear garden which is mainly lawned with the addition of a paved seating area. There is also car parking for residents.

The vendors onward purchase is due to be ready in Spring 2027

Agents Note
We have been informed the property is a Freehold property. The utilities are Mains Gas, Electric and Water, with Mains service drainage.
Broadband available in the area is both via telephone cable or Virgin Media cable. The current occupiers are using Virgin and its supplied at 125mb but faster speeds are available.
The pictures have been altered with blue sky software used

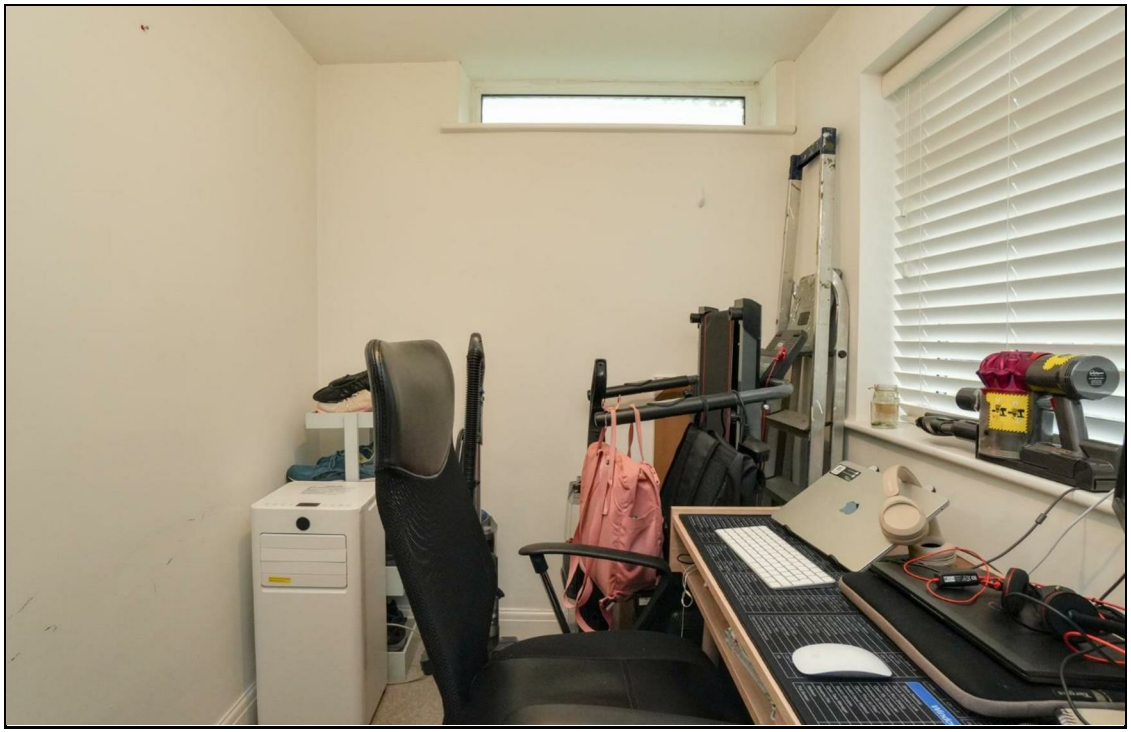
Anti Money Laundering Regulations
By law, an agent is required to conduct anti-money laundering checks on all potential buyers and sellers, this responsibility is taken very seriously. In line with HMRC guidelines, our trusted partner, Move With Us, will manage these checks on our behalf. Once an offer is accepted (subject to contract), Move With Us will contact you to complete the biometric checks electronically. A non-refundable fee of £49 + VAT per person will apply for these checks, and Move With Us will handle the payment for this service. These anti-money laundering checks must be completed before the memorandum of sale can be sent 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.

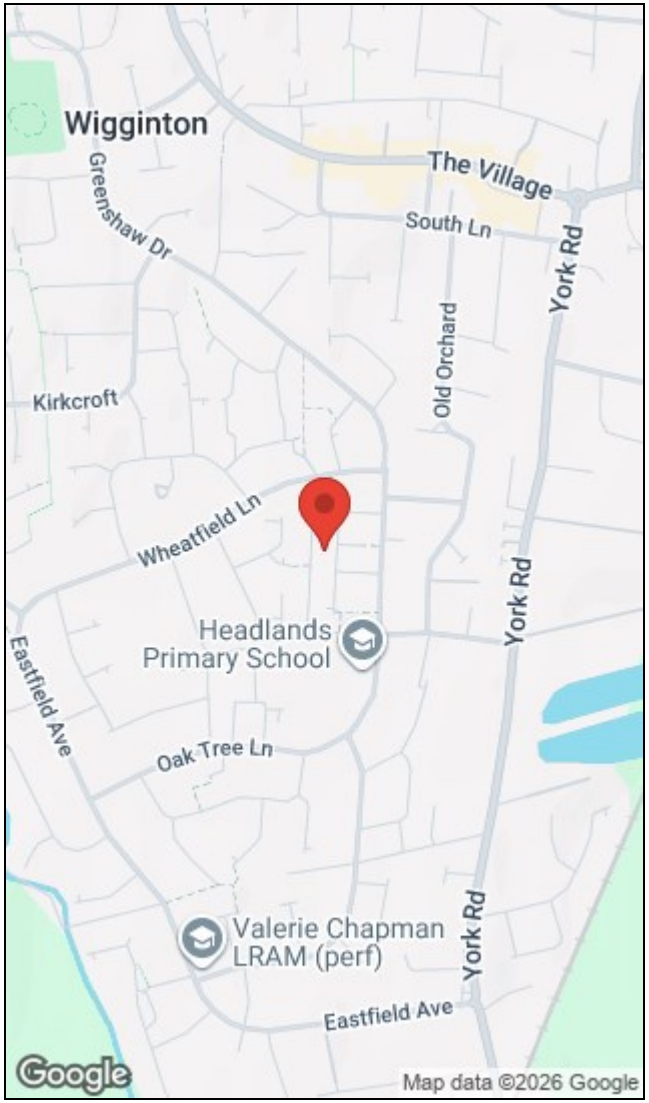
KEY FEATURES

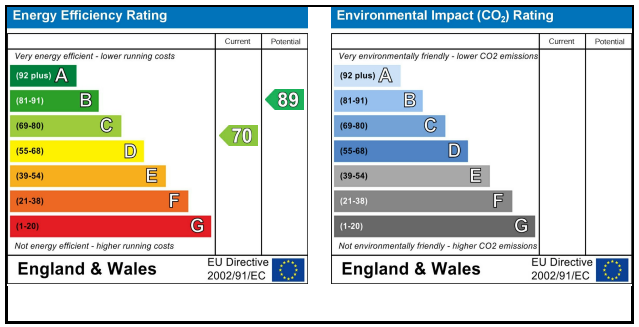
- 2 BED MID TERRACE
- ONWARD PURCHASE IN PLACE TO COMPLETE SPRING 27
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- 21FT LIVING DINER
- FITTED KITCHEN
- EPC RATING C
- COUNCIL TAX BAND B
- GAS CENTRAL HEATING
- APPLY HUNTERS HAXBY 01904 750555

SAMSUNG



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.
Made with Metropix ©2026





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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.