



HUNTERS[®]

HERE TO GET *you* THERE



Oak Tree Lane, Haxby, York

Offers Over £375,000



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

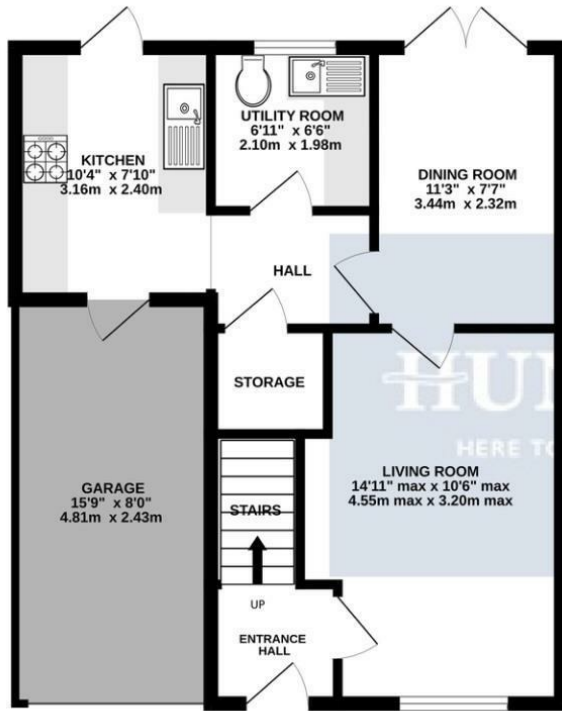




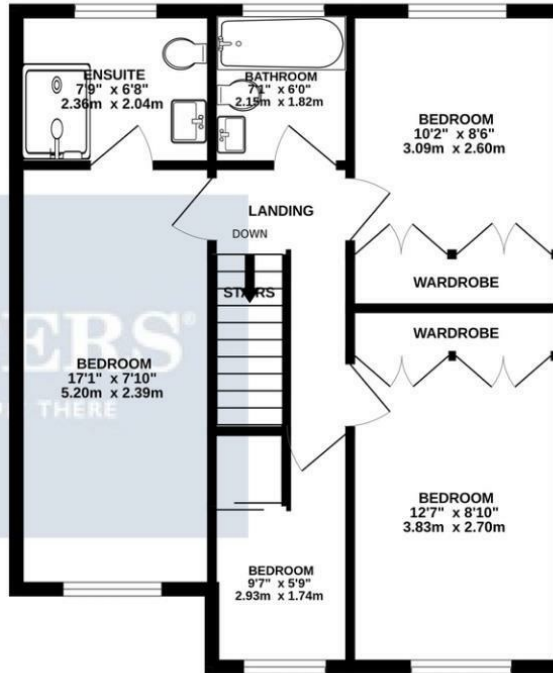




GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.

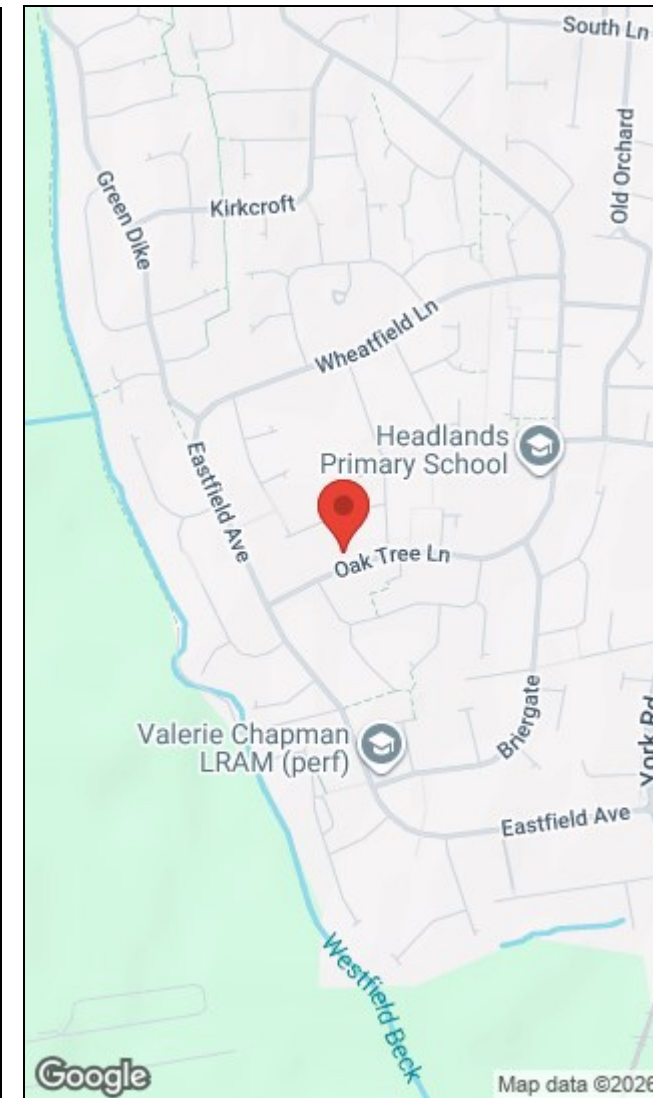


1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



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	72 79
(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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