



HUNTERS[®]
HERE TO GET *you* THERE



Appleby Glade, Haxby, York

Guide Price £500,000

HUNTERS[®]

HERE TO GET *you* THERE

*** 4 BED DETACHED FAMILY HOME *** IMPRESSIVE OPEN PLAN KITCHEN DINER *** SPACIOUS ACCOMMODATION THROUGHOUT *** SOUGHT AFTER HAXBY LOCATION *** REFITTED BATHROOM *** HANDY FOR SCHOOLS *** ENCLOSED REAR GARDEN *** GARAGE UPDATED WITH PET GROOMING AREA *** GAS CENTRAL HEATING & DOUBLE GLAZING ***

This is a delightfully presented family home in Appleby Glade, a sought after location just off Briergate in Haxby. The house has spacious accommodation throughout, ideal for a growing family and enjoys the benefit of an open plan kitchen diner as well as a 19ft living room at the front of the house. Upstairs are 4 well proportioned bedrooms and the refitted family bathroom and downstairs also has the benefit of a cloakroom/wc.

The outside has an enclosed rear garden which is perfect to escape to . Call for your viewing, we expect plenty of interest. Council Tax Band E, EPC rating to follow.

PROPERTY DESCRIPTION

On entering the property, you are welcomed into a spacious hallway with stairs to the first floor and doors leading off to the living room at the front and kitchen diner to the rear, there is also access to the downstairs WC. Positioned to the front elevation, the living room is a spacious reception room featuring a fireplace with a coal effect gas fire and two windows to the front elevation offering plenty of light.

Leading off the hallway is the impressive open plan kitchen diner creating a fantastic space for both entertaining and everyday family living. The kitchen is fitted with a range of wall and base units complemented by work surfaces and space for a range cooker and American Style fridge freezer, integrated dishwasher, and space for washing machine. There is a one and half sink drainer and window to the garden. The dining area has sliding doors out to the garden patio area. Completing the ground floor accommodation from the hallway is the downstairs WC, fitted with a hand wash basin, toilet and window to the side elevation as well as a large useful understairs storage area.

To the first floor are the four bedrooms, all of which are spacious and the house bathroom. The principal bedroom at the rear benefits from a range of fitted wardrobes, whilst the bathroom is fitted with a bath with shower over and glass shower screen, vanity hand wash basin and toilet, in addition to two opaque side elevation windows.

Externally, to the front of the property there is a garden area alongside the block paved driveway providing off-street parking and leading to the garage which benefits from an up and over door, power, lighting and plumbing. The original garage has been partitioned to the rear to provide a pet grooming area including a dog washing station with personnel door to the rear garden.

The rear garden can be accessed directly from the house via the dining area and is mainly laid to lawn with a paved patio area.

HAXBY LOCATION

Haxby boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres with Sainsburys and Co-Op supermarkets. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, the two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community. This property is located just off Briergate which gives easy access to the Headlands Primary School a few mins walk away and the Joseph Rowntree Secondary School is less than a mile walk away (20 mins). There is also a bus route on nearby Oak Tree Lane offering a direct service into York city centre.

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.

ANTI MONEY LAUNDERING REGULATIONS

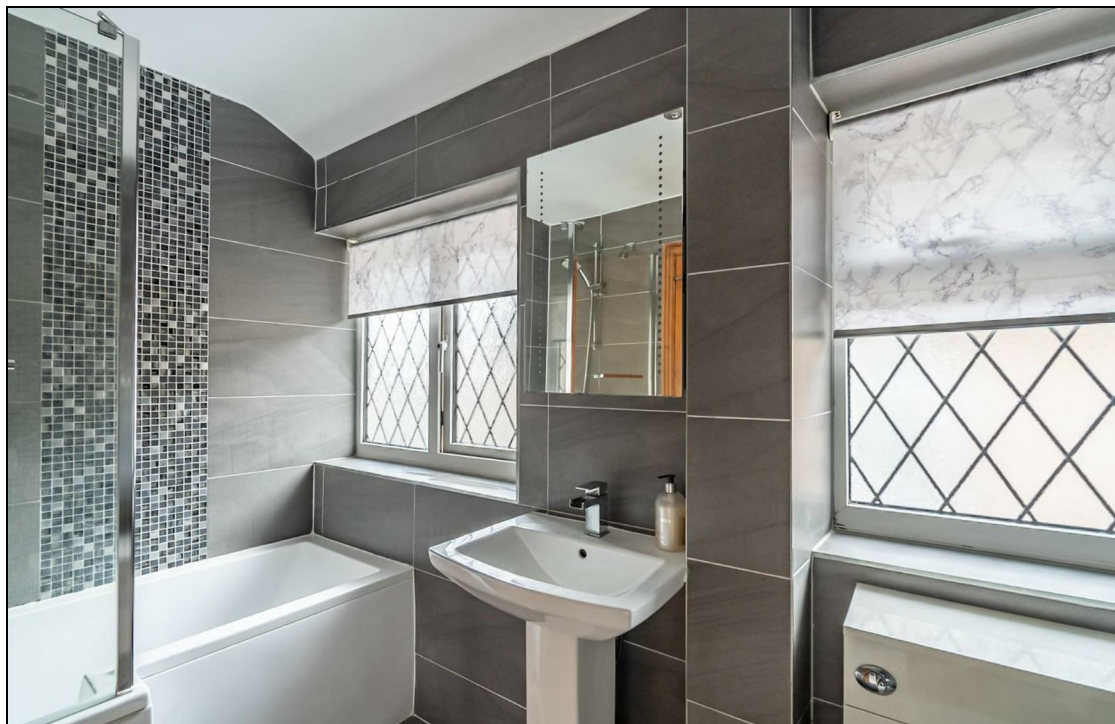
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



KEY FEATURES

- 4 BED DETACHED FAMILY HOME
- SOUGHT AFTER HAXBY STREET IDEAL FOR SCHOOLS
- OPEN PLAN KITCHEN DINER
- GENEROUS SIZED RECEPTION ROOM
- DOWNSTAIRS WC
- ADAPTED GARAGE FOR PET GROOMING OR SIMILAR
- 4 SPACIOUS BEDROOMS
- REFITTED BATHROOM
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND E

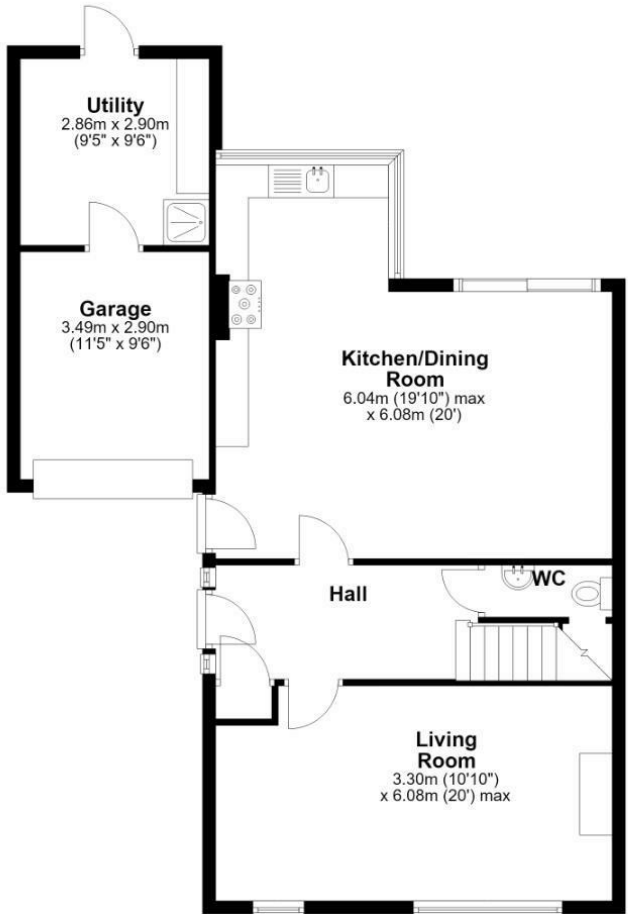






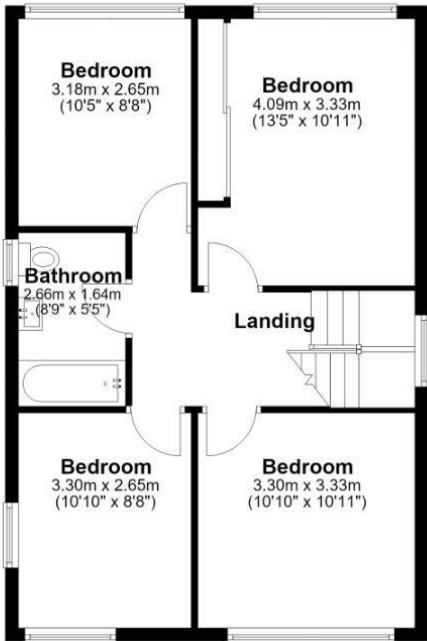
Ground Floor

Approx. 81.2 sq. metres (873.5 sq. feet)



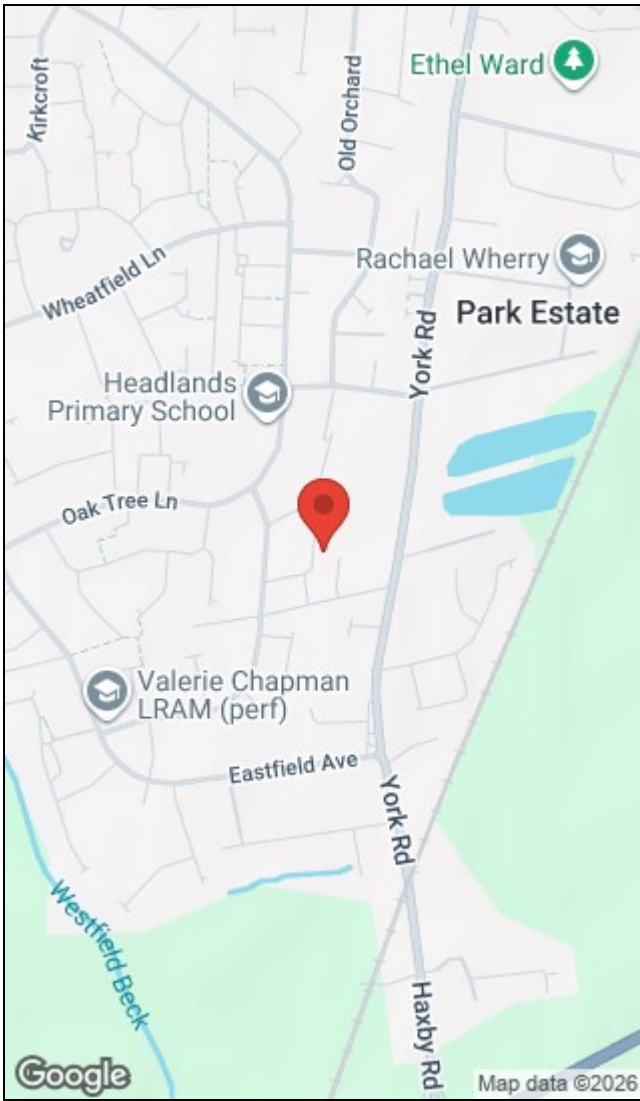
First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

Not to scale for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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



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.