



HUNTERS[®]
HERE TO GET *you* THERE



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

On entering the property you are welcomed into an entrance vestibule where there is a storage seat bench and a range of coat hooks. Continuing through the next door, you are welcomed into the living room which has a window to the front elevation, a door to the dining kitchen and stairs to the first floor accommodation. The living room also has an electric fire set in a surround and there are also television and telephone points. The dining kitchen is located to the rear elevation of the home and has a glazed door and a window providing views and access into the rear garden. The kitchen was updated in 2024 and is fitted with a range of wall and base units with complementary worktops, an integrated composite sink with a stainless steel mixer tap, an integrated gas hob with an electric oven, an integrated full size Neff dishwasher and space and plumbing for a fridge freezer, washer and dryer. There is also space for a dining table and chairs and there is also access to a useful understairs storage cupboard.

To the first floor the landing area provides access to two bedrooms, one to the front elevation and one to the rear. There is also access to the loft area via a loft hatch with a drop down ladder, the loft is mostly boarded and has a light. The main bedroom is situated to the front elevation and has a large walk-in storage cupboard. The second bedroom also features a cupboard which houses the homes central heating boiler. Completing the first floor is the bathroom which features a a bath with a shower fitting with a shower curtain, a hand wash basin and a toilet.

Externally to the front of the home, there is a lawn with a paved path leading to the

front door. To the rear of the home there is an enclosed West facing garden which is mainly laid to lawn with a paved seating area and establish borders. In addition, there is a separate driveway providing off-street parking for multiple vehicles.

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.

Tenure & Services

We have been advised this property is Freehold (please check with Solicitor) Water/Sewerage, Gas and Electric are all Mains supplied Internet is Virgin Cable - 125 Mbps

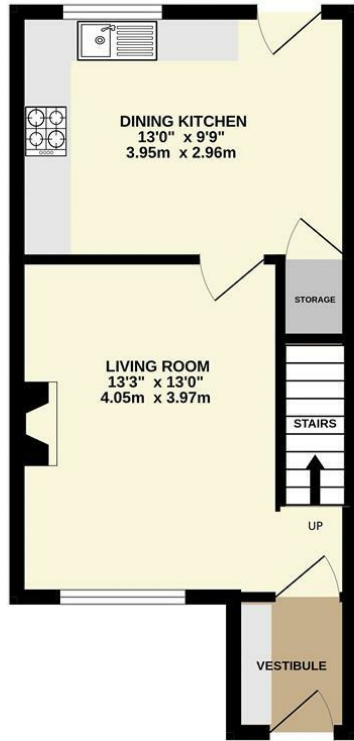




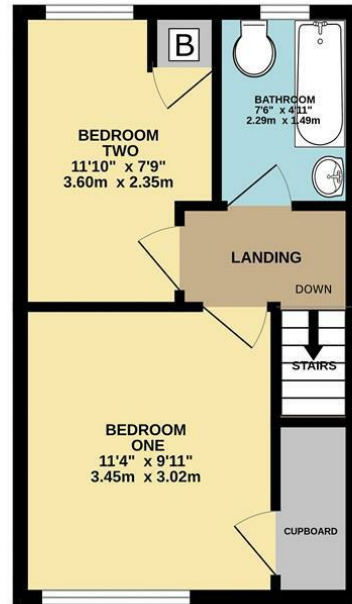




GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



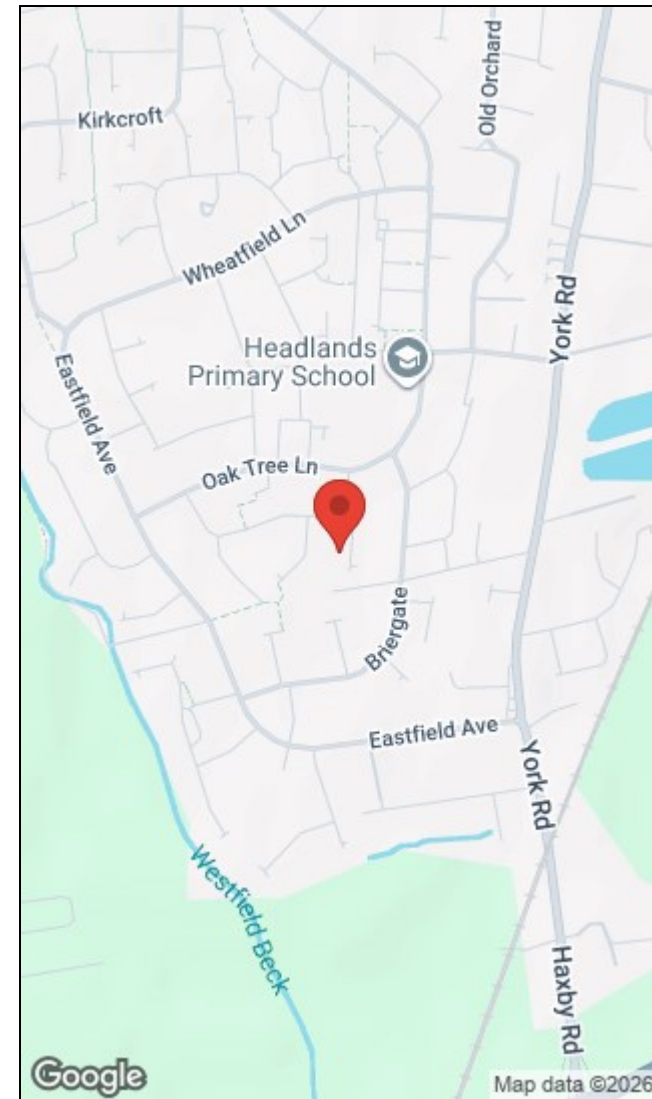
1ST FLOOR
295 sq.ft. (27.5 sq.m.) approx.



14 SYCAMORE CLOSE, HAXBY, YORK, YO32 2ZX

TOTAL FLOOR AREA: 611 sq.ft. (56.7 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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