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HERE TO GET *you* THERE

151 Greenshaw Drive, Haxby, York, YO32 2DB



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Offers In The Region Of £725,000

\*\*\* 6 BED DETACHED FAMILY HOME \*\*\* 2 ENSUITE BATHROOMS \*\*\* WELL PRESENTED THROUGHOUT \*\*\* SPACIOUS PROPERTY  
\*\*\* INTEGRAL DOUBLE GARAGE \*\*\* WELL LOVED WEST FACING GARDENS \*\*\* OPEN VIEWS TO THE REAR \*\*\* DRIVEWAY  
PARKING \*\*\* COUNCIL TAX BAND E \*\*\* EPC RATING D

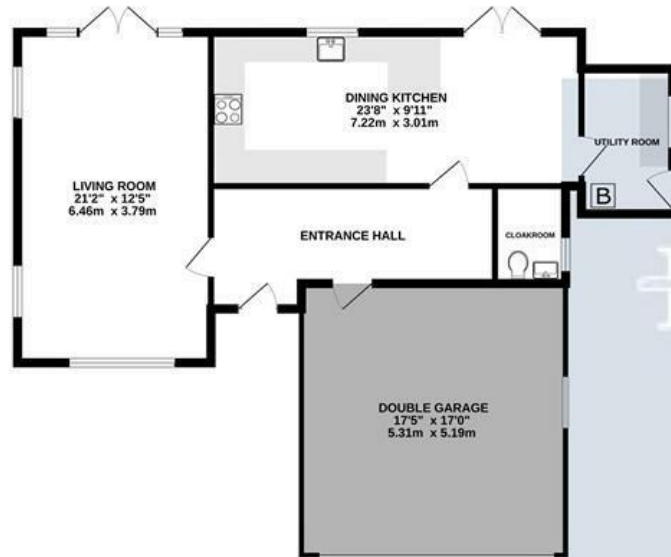
We are delighted to offer this impressively updated and extended family home to the market. The kitchen diner, family bathroom and bedroom 1 ensuite have all been recently updated with modern finishes. On the 2nd floor are 2 further bedrooms with an ensuite bathroom to bed 5.

Downstairs benefits from a spacious living room and a ground floor cloakroom as well as a utility off the kitchen. In addition there is a double drive and integral double garage. The gardens are well maintained and face a westerly direction so have plenty of afternoon sun and backs onto Churchfield Open Space with its village play area and dog field.

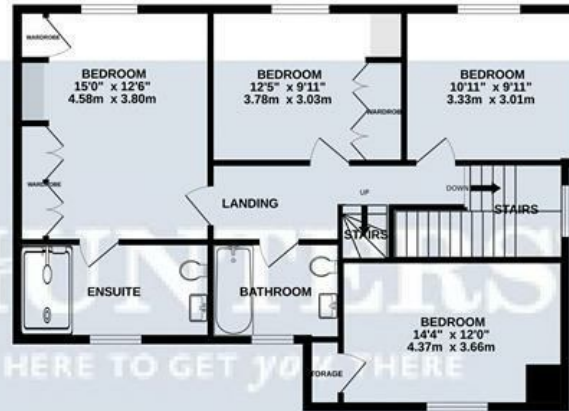
Located close to the amenities of Haxby this property will generate plenty of interest and viewings are encouraged to appreciate the accommodation on offer.

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GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

75

67

- **Well Presented Detached Family Home**
- **Family Bathroom**
- **Downstairs Cloakroom**
- **EPC Rating D - Council Tax Band E**
- **6 Bedrooms**
- **Dining Kitchen**
- **Well Maintained Gardens**
- **Two Ensuites**
- **Utility Room**
- **Ample Off Street Parking & Garage**

## Location

Haxby lies approximately 4 miles north of York city centre, just beyond the A1237 ring road. Originally a village, Haxby has expanded over the years and now merges seamlessly with its smaller neighbour community, Wigginton.

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 a post office, two pharmacy, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

## Property Description

Upon entering the property, you are greeted by an entrance hall that provides access to the living room, dining kitchen, downstairs cloakroom, and the staircase leading to the first floor.

The living room is spacious, with windows on three sides, allowing for plenty of natural light. Additionally, glazed French doors open out to the rear garden, offering both views and direct access.

The modern dining kitchen is equipped with a range of high-gloss fitted wall and base units, complemented by Corian worktops, a sunken sink with a mixer tap, and integrated appliances including an electric induction hob, an eye-level electric oven and combined oven/microwave/grill, a fridge freezer, and a dishwasher. In addition to the breakfast bar, there is ample space for a dining table and chairs. French glazed patio doors open into the rear garden. Adjacent to the kitchen is a convenient utility room, which offers space and plumbing for a washing machine and dryer, along with a door providing access to the side of the property.

The ground floor also includes a cloakroom, featuring a hand wash basin and a toilet.

On the first floor landing, you'll find doors leading to four bedrooms, including the main bedroom, which has built-in wardrobes and its own ensuite shower room. The ensuite features a walk-in shower cubicle, a hand wash basin set in a wall-mounted vanity unit, and a toilet. The family bathroom, also recently renovated, includes a bath with a shower overhead and a glass screen, a hand wash basin set on a wall-mounted vanity unit, and a toilet. A further staircase leads to the second-floor accommodation.

On the second floor, there are two additional bedrooms. One is currently used as a craft room, while the other is set up as a guest room and benefits from access to its own ensuite

bathroom, which is fitted with a corner bath, a hand wash basin, and a toilet.

At the front of the property, you'll find a well-maintained lawned garden and a paved driveway offering off-street parking for multiple vehicles. This also provides access to the integral double garage, which is equipped with power, lighting, and an electric roller door. To the rear, the gardens are similarly well-maintained, predominantly laid to lawn, and enhanced by established flower beds, raised planting areas, and a paved seating space, which can be accessed from both the living room and dining kitchen. Additionally, there is a timber garden shed.

## Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: E
- EPC Rating: D

## 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.



























