

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oak Tree Lane

Haxby, YO32 2YL

Guide Price £350,000



Council Tax: C



# 44 Oak Tree Lane

Haxby, YO32 2YL

Guide Price £350,000



## 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 via the door from the driveway into the open plan kitchen diner which is refitted and offers an attractive area for the family to congregate and relax. To the rear there is a garden room area with light well above and French doors to the garden. To the side a downstairs shower room and wc has also been installed and will be of interest to buyers. Completing the ground floor is the living room that leads through to the hall and staircase to the first floor.

Upstairs the sellers have also updated the bathroom and the 3 bedrooms and installed air conditioning in both bedrooms 1 & 2.

Outside the property there is a gravelled low maintenance off street parking area to the front and gates lead through to a paved area leading to the decked pergola area and garden pod beyond. In addition there is a soft play area and a small lawn.

## 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.



## Road Map



## Hybrid Map



## Terrain Map



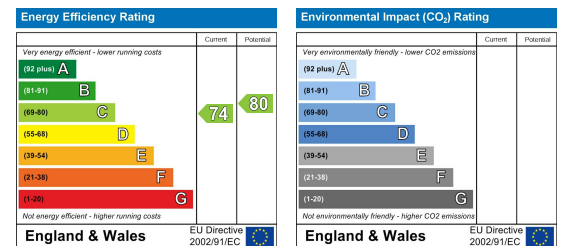
## Floor Plan



## Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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