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*** PRICED TO SELL *** EXTENDED 3 BED SEMI DETACHED HOUSE *** WELL PRESENTED THROUGHOUT *** OPEN PLAN KITCHEN DINER *** UPDATED BATHROOM *** LOW MAINTENANCE GARDENS *** ATTACHED GARAGE *** CONVENIENT FOR HAXBY CENTRE *** EPC RATING C *** COUNCIL TAX BAND C *** APPLY HUNTERS HAXBY 01904 750555

This is a well presented family home located a few streets away from the centre of this ever popular town to the north of York. The property has undergone a period of works to modernise and extend this 3 bed semi to provide a modern open plan kitchen diner with an attractive fitted kitchen which in turn leads to a garden room area with doors out to the low maintenance family friendly garden. Upstairs are the 3 bedrooms and an updated family bathroom which is impressively finished off.

There is a mains gas combi boiler heating system and there is a driveway leading to the attached garage. EPC Rating C - Council Tax Band C

- Three Bedroom Extended Semi-Detached
- Well presented throughout
- Downstairs WC
- Garage
- Front & Rear Gardens
- EPC Rating: C

- Dining Kitchen
- Off Street Parking
- Council tax Band: C

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're greeted by a practical porch, offering space for shoes and coats, with a door leading into the living room. The living room features a gas flame fire as its centerpiece, with windows to both the front and side. From here, glazed French doors open into the kitchen, and the stairs to the first floor are also accessed from the living room. At the rear of the property, the extended dining kitchen features a central island and is fully equipped with a range of integrated appliances, including an electric ceramic hob, oven and grill, dishwasher, built-in microwave, and a sink with a mixer tap. The space is flooded with natural light, thanks to two skylight windows, a window to the rear, and glazed French doors that lead into the rear garden. The ground floor is completed by a convenient downstairs cloakroom, accessed from the dining kitchen, which includes a hand wash basin and a toilet.

On the first floor, the landing provides access to all three bedrooms and the bathroom. The main bedroom features built-in wardrobes and an additional cupboard housing the central heating boiler, with a window to the front that fills the room with natural light. The second bedroom overlooks the rear elevation, while the third bedroom is positioned at the front and also benefits from a convenient storage cupboard. Completing the first floor is the bathroom, which is fitted with a bath, a shower overhead with a glass screen, a wash basin set in a vanity unit, and a toilet. An opaque window to the rear elevation adds light and privacy.

Externally, to the front of the property, the garden is laid to lawn, with a driveway offering off-street parking and access to the garage. The garage is equipped with light and power, it has a roller door at the front, and can also be accessed internally from the dining kitchen. At the rear of the property, the garden features low-maintenance artificial grass, along with a paved seating area ideal for a table and chairs, plus a separate corner seating area at the far end of the garden.

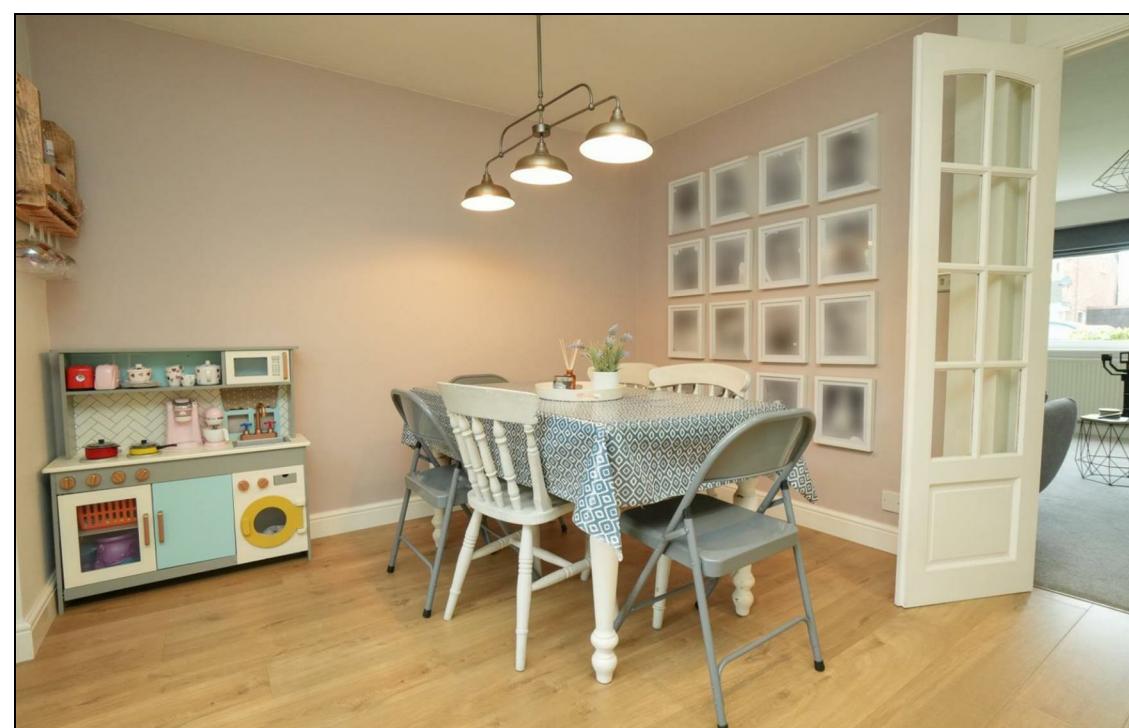
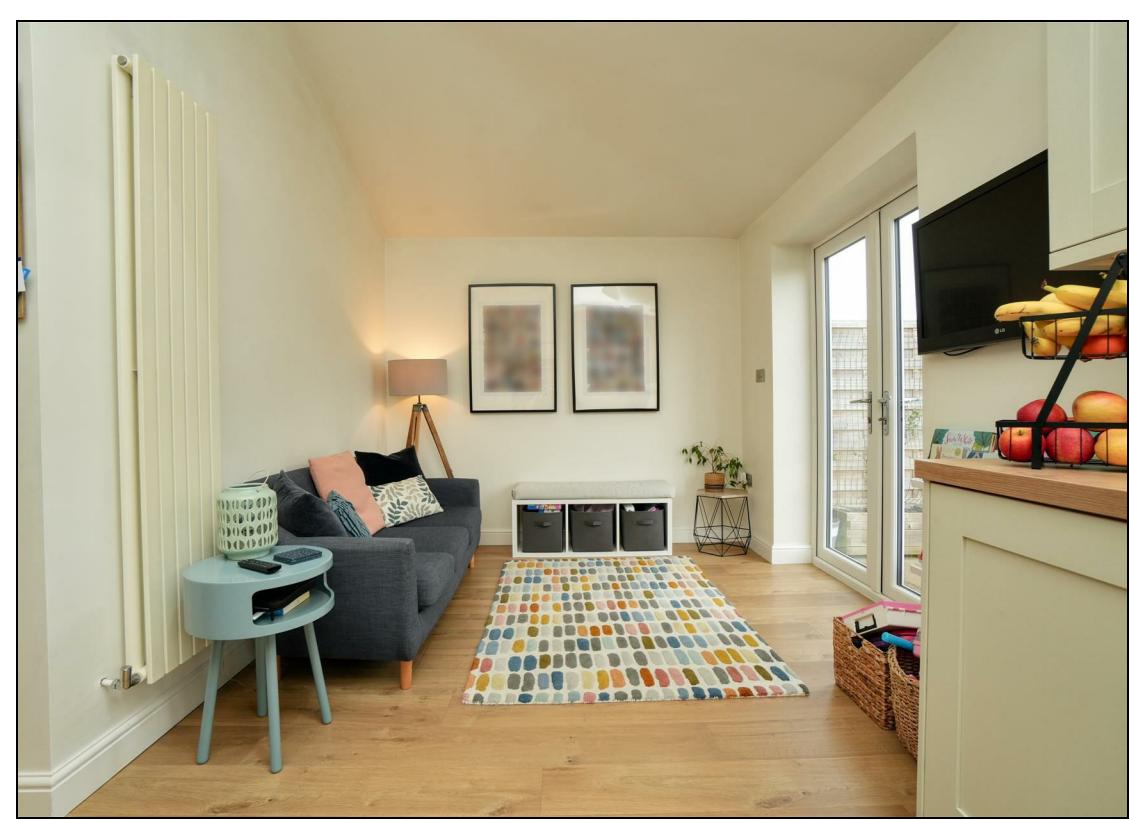
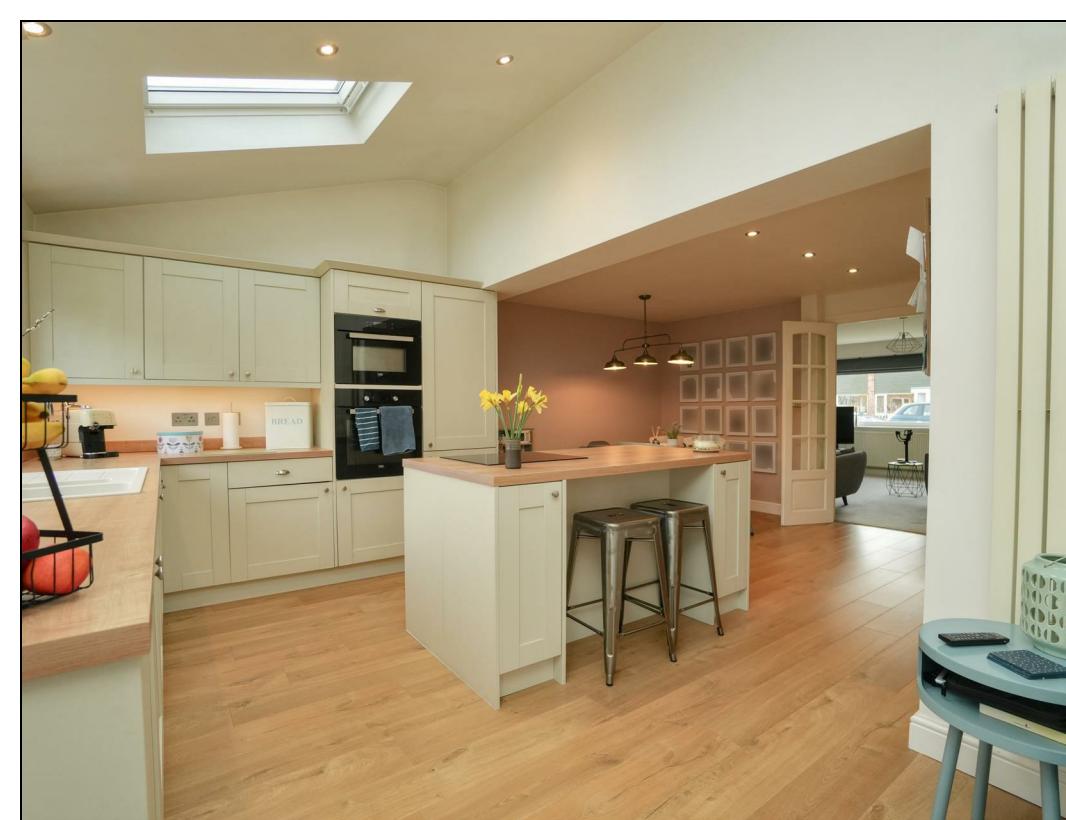
Anti Money Laundering Regulations

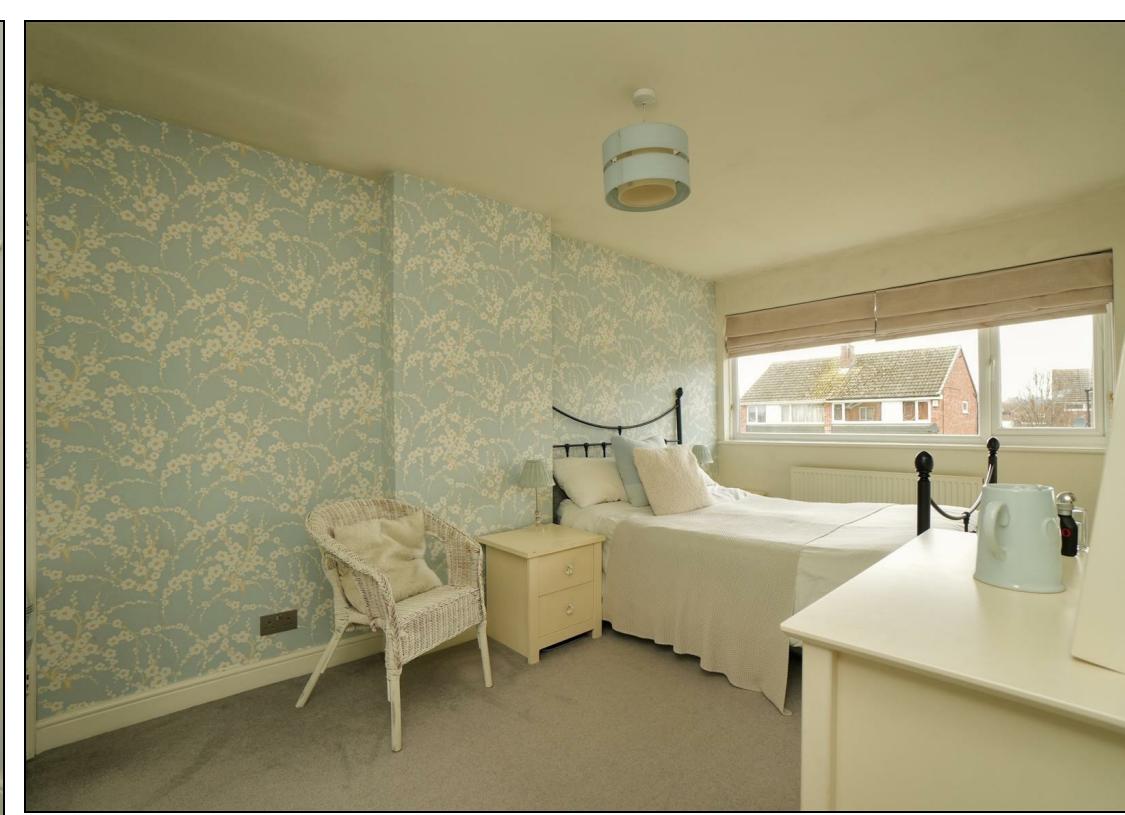
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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

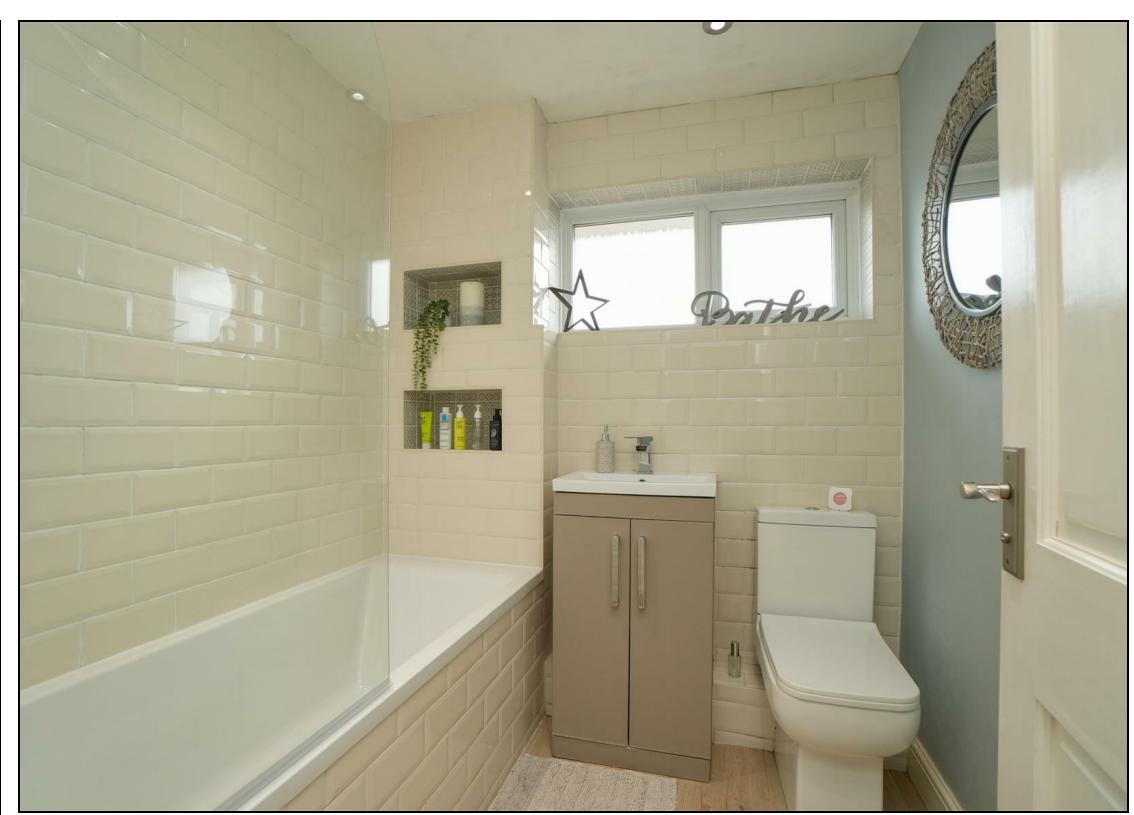
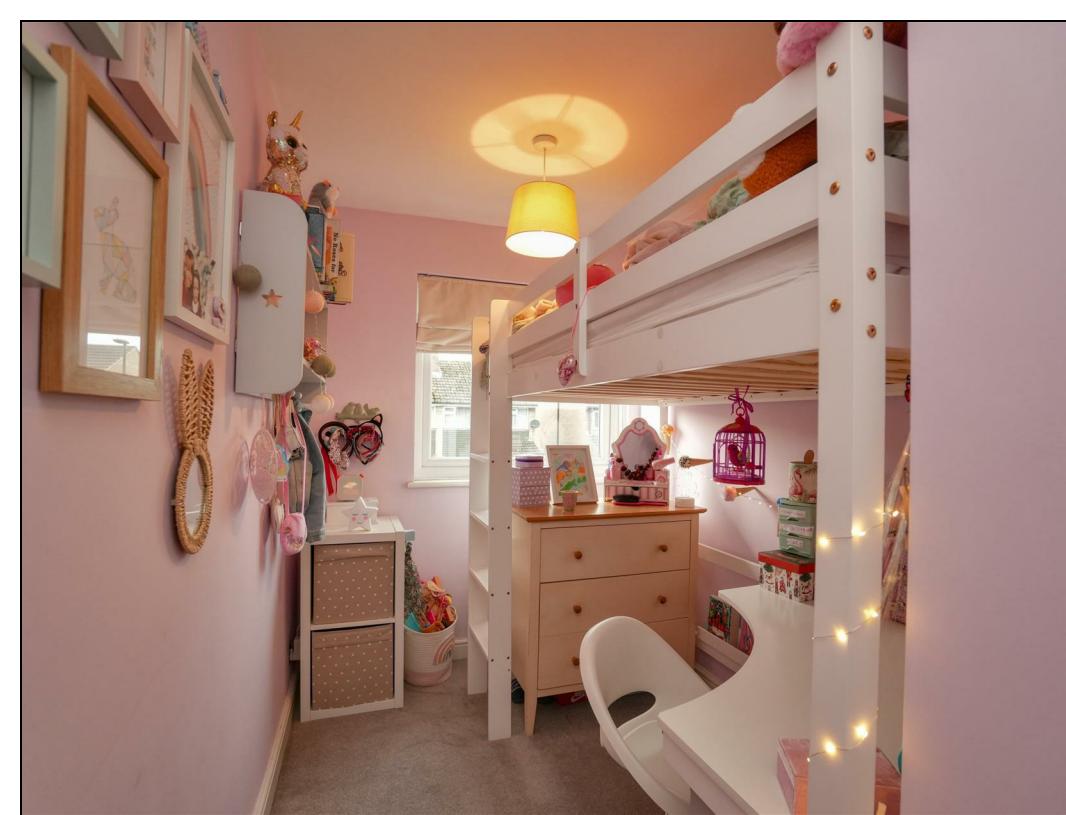
Disclaimer

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.

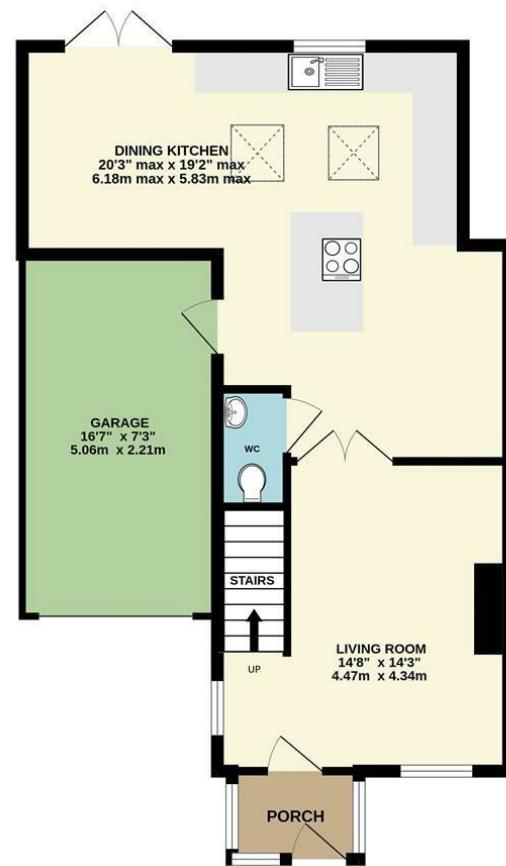




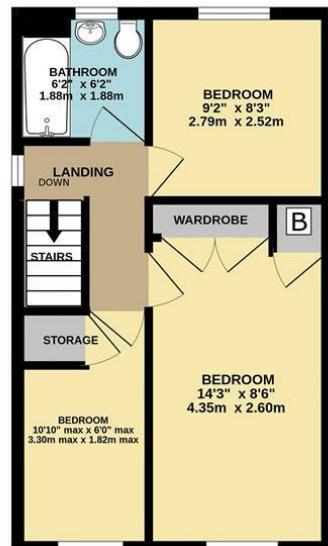




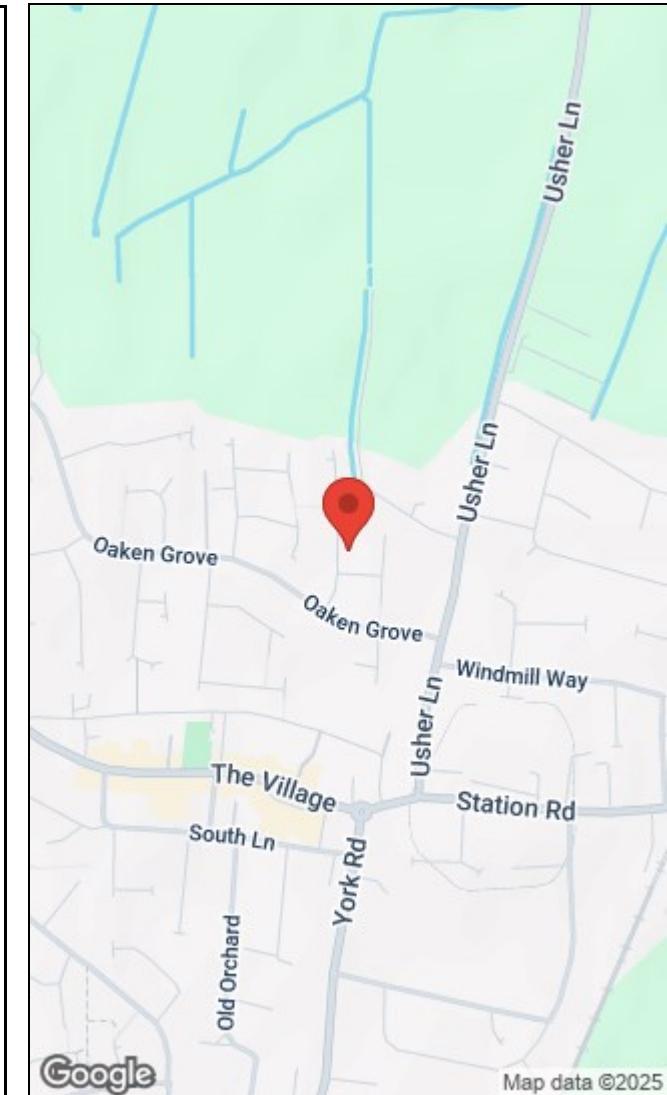
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-44) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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