



**HUNTERS®**  
HERE TO GET *you* THERE



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We are delighted to bring to the market this extended family home situated in a cul de sac location in the sought after town of Haxby about 4 miles north of York city centre. The property enjoys an extended lounge diner and an additional double bedroom and shower room W.C. on the ground floor with a further 3 spacious bedrooms and family bathroom to the first floor. The property has the benefit of extensive UPVC double glazing and gas central heating.

We encourage a viewing to appreciate the accommodation on offer. Call Hunters Haxby to arrange your appointment.

## Entrance Hall

On entering the through a upvc glazed door, you are welcomed into the entrance hall which in turn has doors to the living room and kitchen, there is also the stairs to the first floor.

## Living Room / Dining Area

The living room has ample space for both living and dining furniture and there is a gas fire set in a fireplace. To the front elevation is a double-glazed window and to the rear, there are double-glazed french doors providing access and views into the garden.

## Kitchen

The kitchen is fitted with a selection of base and wall units, roll top work surface, sink with mixer tap, a host of integrated appliances (gas hob, eye-level electric oven and grill, and a dishwasher), there is also space and plumbing for additional appliances (washing machine and fridge freezer). There are doors to the living room, bedroom 4, the hallway and access to a useful under-stairs storage cupboard. There is also a double-glazed window with views out to the garden.

## Bedroom 4 / Study

This room is currently utilised as a bedroom and study and benefits from having an ensuite shower room. There is a double-glazed window with views out to the garden.

## Ensuite Shower Room

The ensuite shower room comprises a shower cubicle, a hand wash basin set on a vanity unit, a toilet and a central heated towel rail. There is also an opaque double-glazed window to the side elevation.

## Landing

The landing has doors leading to three bedrooms and the house bathroom. There is also a hatch providing access into the loft which we have been informed is partially boarded.

## Bedroom One

This is the principal bedroom and is located to the front elevation of the home. There is a double-glazed window with views to the front of the property.

## Bedroom Two

This double bedroom is located to the rear elevation of the property and has a double-glazed window that overlooks the garden.

## Bedroom Three

This single bedroom is located to the front elevation and has a double-glazed window looking out to the front of the property.

## House Bathroom

The house bathroom is fully tiled and comprises a p-shaped bath with a shower over and glass screen and a hand wash basin and a toilet set in a vanity unit. There is a central heated towel rail and opaque double-glazed windows to two elevations.

## Garage

The single garage is accessed through and up and over entry door. There is also power and lighting and a personnel door to the side. The garage measures approximately 2.59m x 5.14m. The home's gas boiler is also located in the garage.

## External

To the front of the property is a driveway leading to the

garage. There is also a graveled area for additional parking and a section of lawn to the side where there is also a tree.

To the rear of the property, is a lawned garden, a paved seating area, and also a decked seating area. There is also a timber shed and an outside tap.

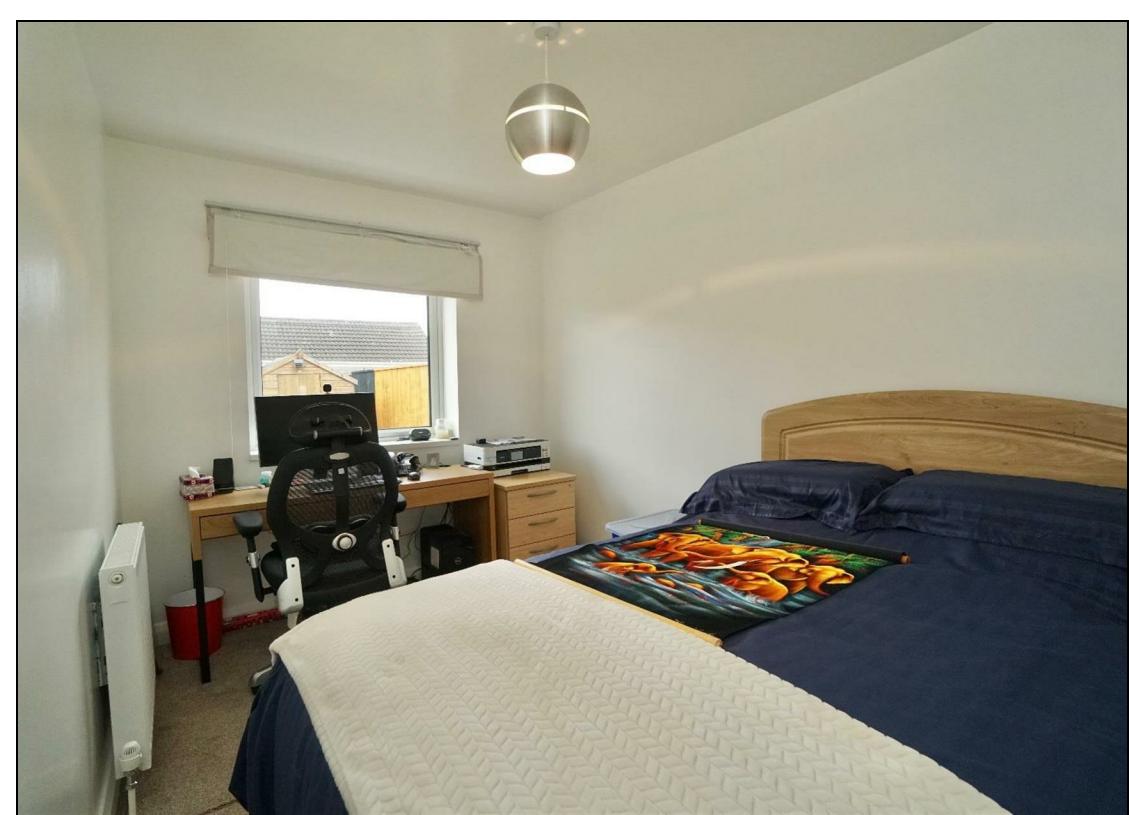
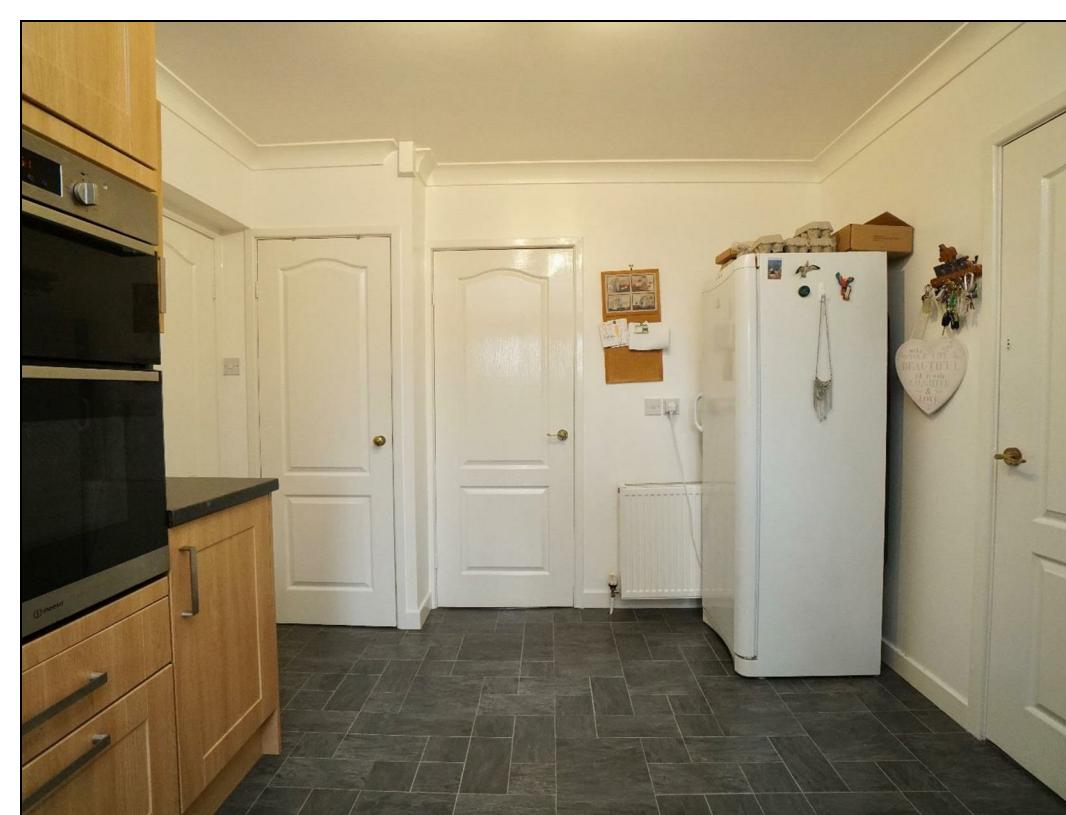
## Additional Notes

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: D - The property has an energy efficiency rating of 65 (D) with a potential rating of 81
- Council Tax Band: D - The property is classified by City of York Council as in Band D which has an annual charge of £1,895.40 per annum from 01/04/2022 to 31/03/2023

## 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.

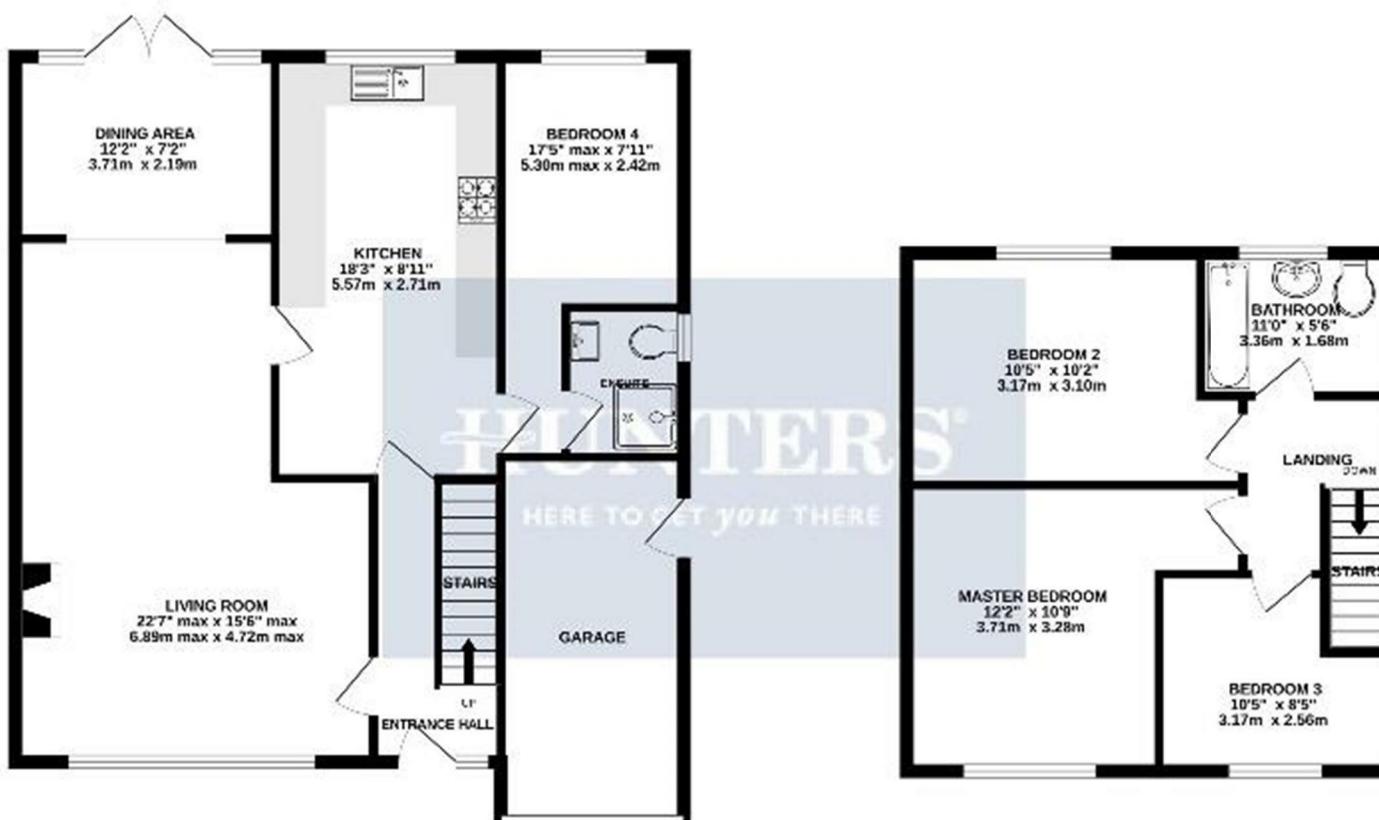






GROUND FLOOR  
871 sq. ft. (80.9 sq.m.) approx.

1ST FLOOR  
459 sq. ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq. ft. (123.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the fixtures, fittings, measurements, descriptions, areas, dimensions, floorplans, etc. given, no responsibility is taken for any errors, omissions or inaccuracies. This plan is for guidance 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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