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15 Towthorpe Road, Haxby, York, YO32 3LY

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Guide Price £695,000

*** PERIOD DETACHED EXTENDED BAY FRONTED PROPERTY *** STUNNING GARDENS IN OVER 1/4 OF AN ACRE - NO ONWARD CHAIN - 4 BEDROOMS - 2 RECEPTION ROOMS PLUS KITCHEN SITTING ROOM - CONVENIENT FOR CENTRAL HAXBY - ON A REGULAR BUS ROUTE - SIGNIFICANT POTENTIAL FOR FURTHER DEVELOPMENT (STPP) - GAS CENTRAL HEATING - EPC RATING D - COUNCIL TAX BAND F

Impressive 4-bed detached freehold property with No Onward Chain in the sought-after town of Haxby, 4 miles to the north of York. Built in the 1920s, the property had been previously extended to offer an ideal family house with good-sized rooms throughout. This enjoys the benefit of 2 reception rooms at the front as well as an open plan kitchen sitting room with views down the impressive rear garden extending to over a quarter of an acre. The mature and private garden has well-established planting and separated areas including a featured ornamental pond. This is an ideal family garden and offers plenty of scope to a keen gardener.

The property offers the potential for further development, as the vendors were advised of the possibility for a master bedroom suite to be built above the kitchen sitting room, in addition to which is a large attic space for conversion to further accommodation if required, all subject to planning permission being granted.

Situated on Towthorpe Road, on the Eastern side of Haxby, the house is within easy walking distance to the centre of Haxby (700m), which offers good local shops as well as a well regarded local primary school. The York Ring Road is within two miles, allowing easy access to the A64, A1 and the motorway network, as well as the historic York City centre.

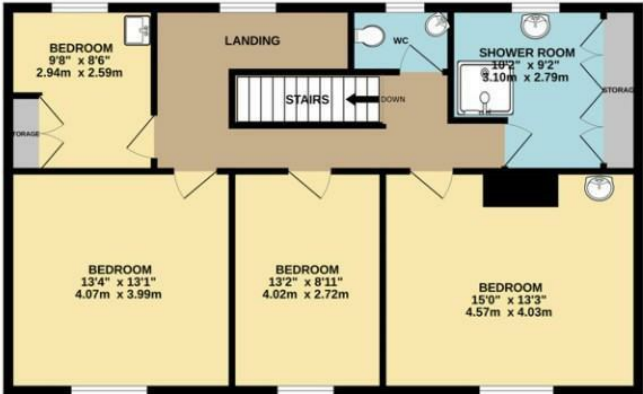
We can't wait to show you around. Call Hunters Haxby for your viewing of this exciting opportunity.

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GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
	55				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

Enter via period porch with glazed roof and inside via hardwood period door

ENTRANCE HALL

Spacious traditional entrance hall with staircase at the rear leading to the first floor and doors to both front reception rooms and opens into rear Kitchen lobby area

LIBRARY & STUDY AREA

One of the bay-fronted rooms which in turn leads through to the study area which has sliding doors to the rear

DINING ROOM

Second bay-fronted room with open fire and used as a traditional dining room for guests

KITCHEN

Kitchen with a range of fitted wall and base units with complementary work surfaces, space for appliances, sink drainer, electric oven, electric hob, window to the side, opens through to

SITTING ROOM

Situated at the rear of the house and with sliding doors to the garden. Could easily be re-purposed as a dining room off the kitchen .

UTILITY & WC

Small rear lobby utility area with access to the downstairs wc and door to the garden

FIRST FLOOR LANDING

Galleried landing with return on the other side, access to all bedrooms and shower room and separate wc, window to the rear

BEDROOM 1

Window to the front,

BEDROOM 2

Window to the front

BEDROOM 3

Window to the front

BEDROOM 4

Window to the rear, built-in wardrobe, wash hand basin

SHOWER ROOM

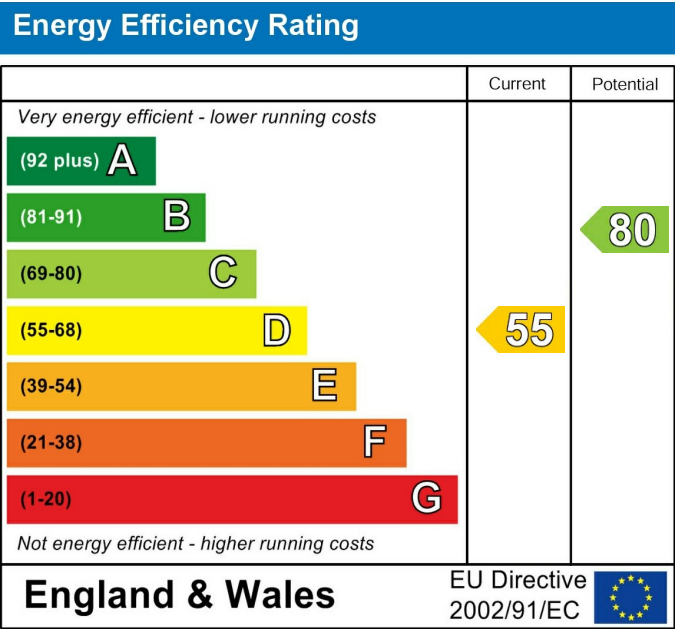
Refitted shower room with large walk-in shower, storage cupboards, window to the rear, part tiled to the wall

FIRST FLOOR WC

WC and wash hand basin, window to the rear

OUTSIDE

The gravel driveway provides off-street parking for a few cars with an additional garden beyond which in turn could be adapted and utilised for additional parking as well. The driveway leads down the side of the property to a garage and shed. The rear garden has a paved area between the house and garage and then steps down to the large gardens beyond. There are a lot of features to the garden and we recommend you visit for yourself to appreciate what is on offer.



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.









