



HUNTERS®
HERE TO GET *you* THERE

3 2 2 2 D

- IMMACULATE 3 BED DETACHED FAMILY HOME
- EXTENDED TO PROVIDE IMPRESSIVE OPEN PLAN KITCHEN DINER
- REFITTED MAIN SHOWER ROOM
- STUNNING ENSUITE BATHROOM
- LIGHT & AIRY HOME
- TIMBER STUTURE IN GARDEN FOR ENTERTAINING
- PLENTY OF OFF STREET PARKING
- EPC RATING D
- COUNCIL TAX BAND D

Superb opportunity to purchase a delightfully presented 3 bed detached home in the heart of the popular town of Haxby on the north side of York. Conveniently positioned the house has undergone a through programme of recent modernisation works which includes a significant extension to the rear of the property developing an impressive open plan kitchen diner with an atrium above the dining area and bi-folds to the garden offering a very light and airy feel. In addition the vendors have also created a utility room in the rear half of the previous garage whilst retaining a useful store area to the front.

The entrance leads to a comfortably sized sitting room and the updated ground floor cloakroom. Upstairs are 3 bedrooms with the main bedroom having a spacious modern ensuite with the benefit of a freestanding bath tub and separate shower cubicle. The bathroom has also been renovated to provide a more useful shower room with large walk in shower.

The renovations have not stopped inside as the owners have also installed a timber structure outside, perfect for al-fresco family gatherings and entertaining! With plenty of off street parking at the front we feel this house is sure to appeal to a variety of purchasers and we look forward to showing you around. Call Hunters Haxby for your viewing as soon as possible!

Haxby

This property is located opposite the well regarded Headlands Primary School and handy for bus connections to York. Haxby as a 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.

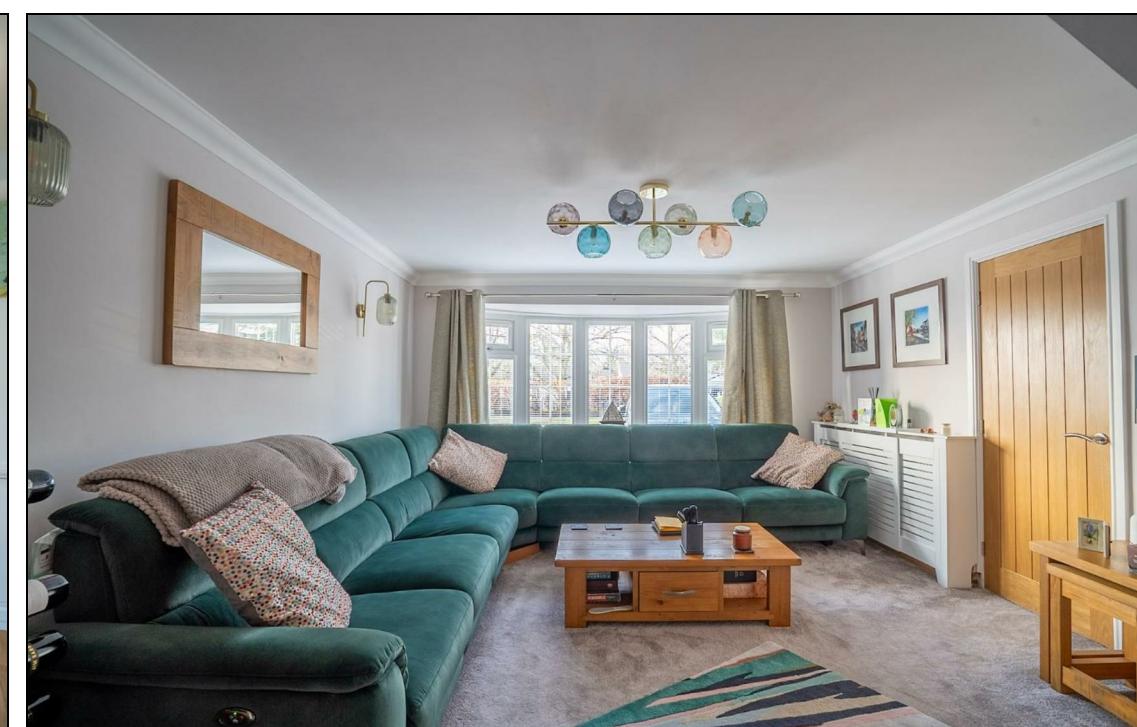
purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home 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.

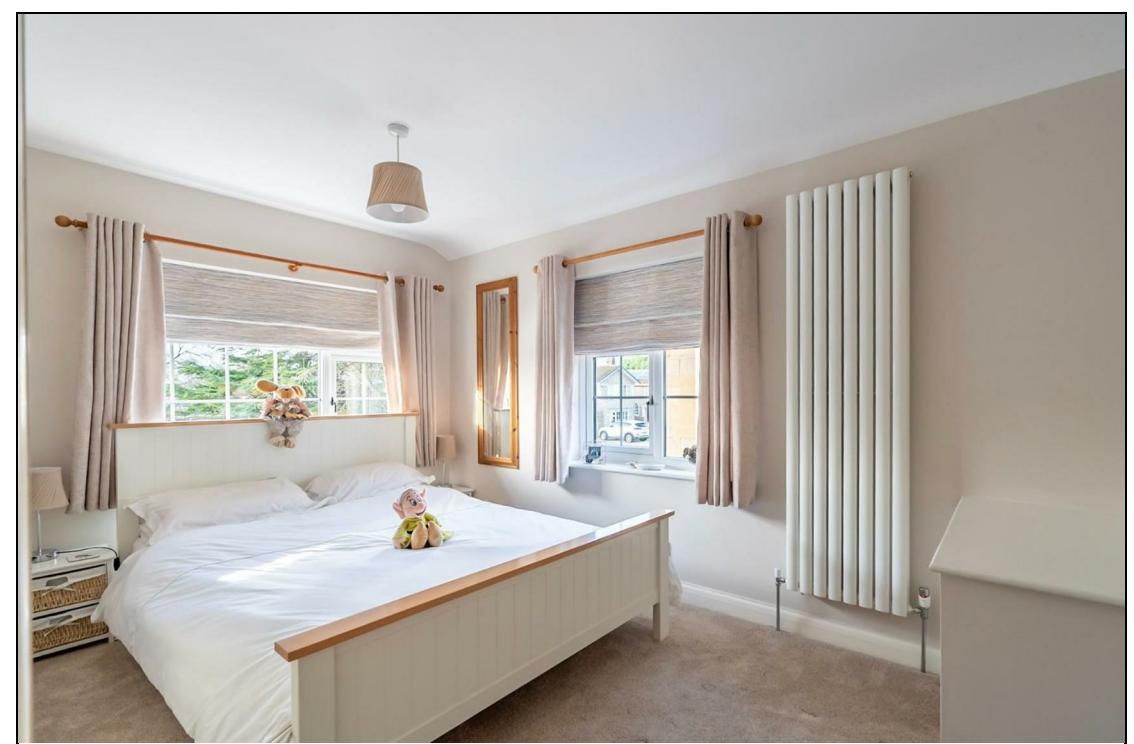
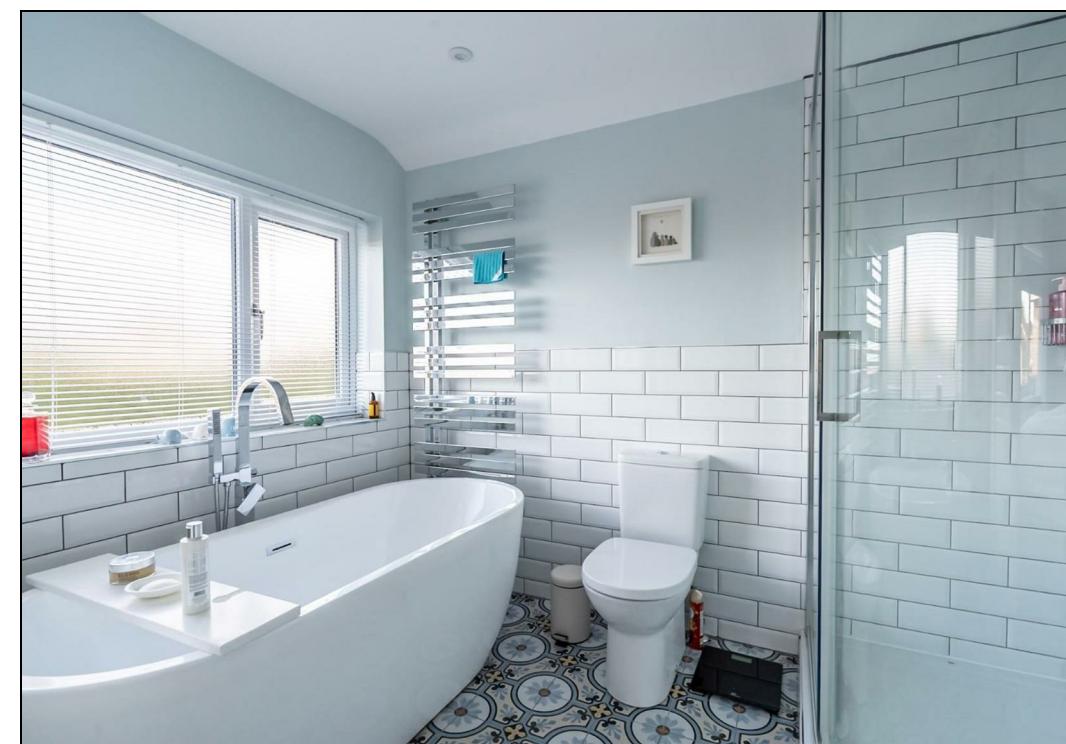
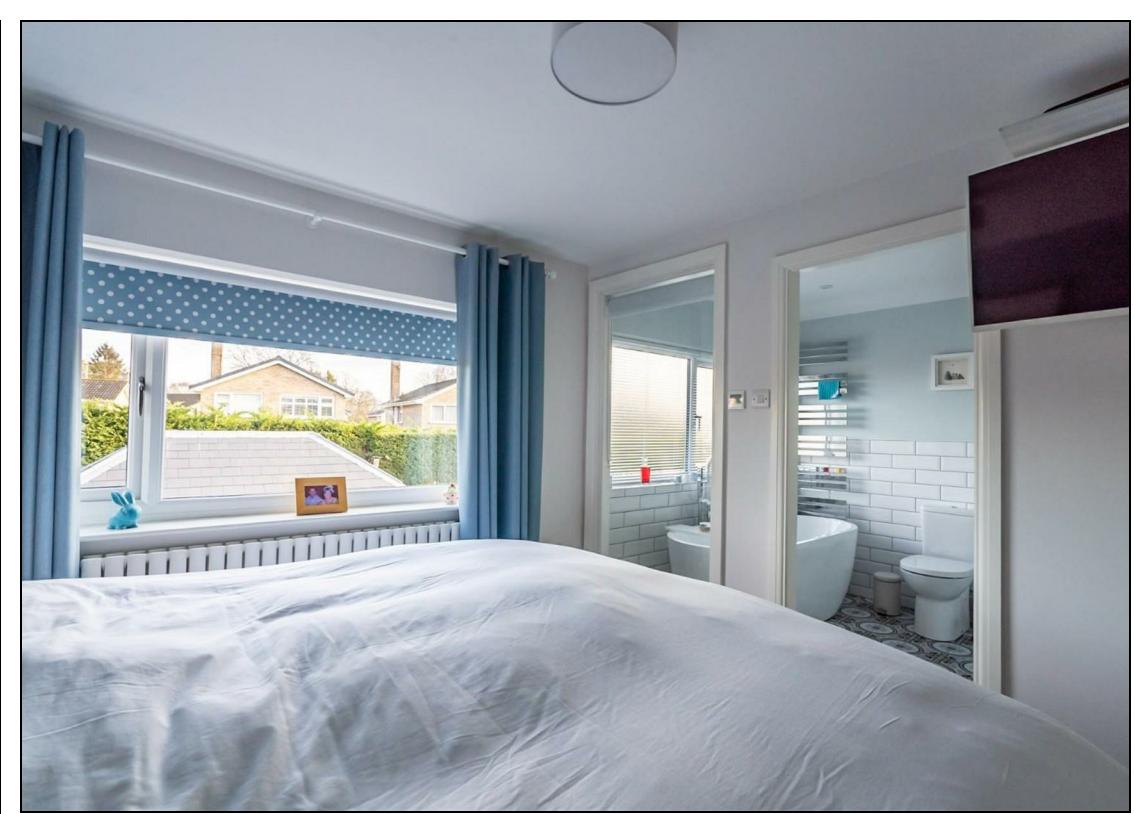
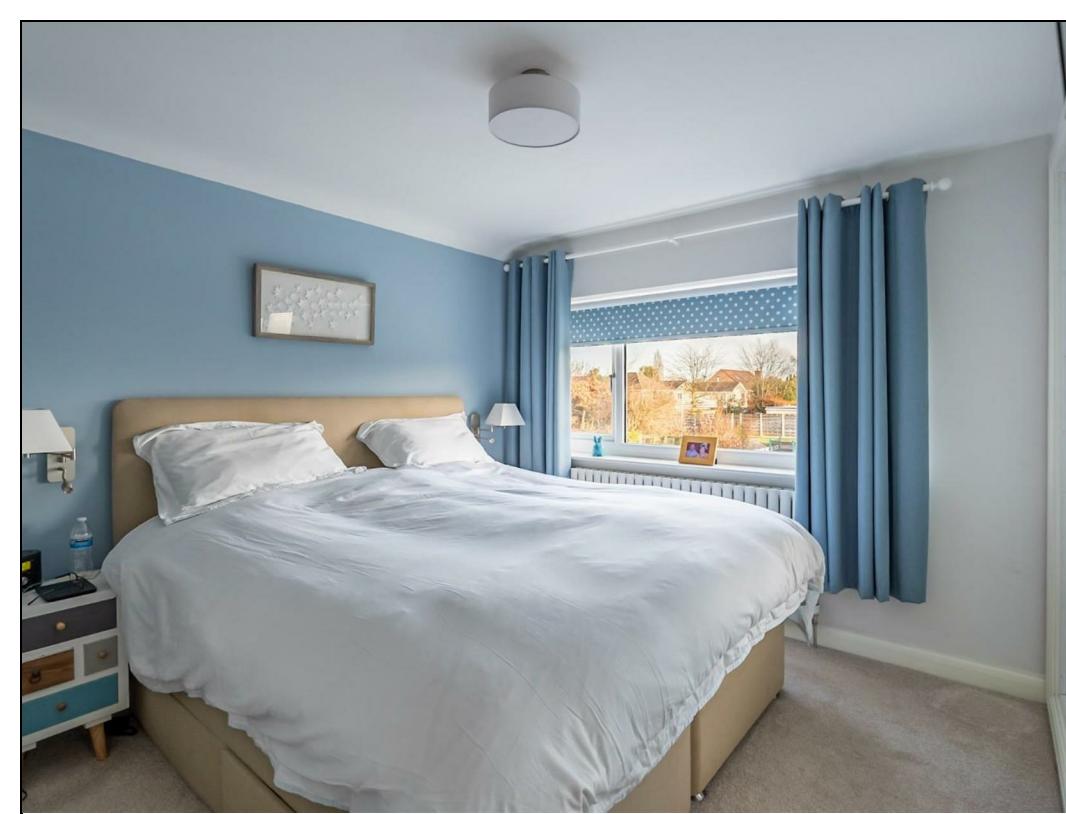
Anti Money Laundering Regulations

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







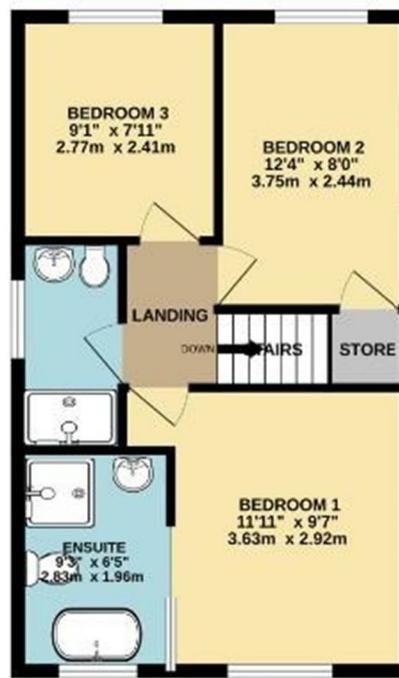


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GROUND FLOOR



1ST FLOOR



Whilst every effort 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 or 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		