



York Road, Haxby, York

£325,000

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Est. 1871

York Road,  
York YO32 3EA

£325,000

Situated in a convenient and well-connected position on York Road, this attractive period terrace offers a deceptively spacious and notably light-filled interior, paired with the rare benefit of both a private patio and a generous rear garden with off-road parking.

The property opens into a bright and airy sitting/dining room, a superb full-length reception space created by opening up two original rooms to form one seamless area. This thoughtful alteration has transformed the ground floor, allowing natural light to flow from front to back and creating a versatile space ideal for both everyday living and entertaining. A bay window to the front further enhances the sense of space and light.

To the rear, the kitchen is well laid out and practical, leading through to a garden room which continues the home's light and airy feel. With direct access onto the patio, this additional space works perfectly as a dining area, home office, or relaxed second sitting room, enjoying a pleasant outlook over the garden.

Upstairs, there are two well-proportioned double bedrooms along with a house bathroom. As with the ground floor, the upstairs benefits from a bright, fresh feel throughout, with natural light a consistent feature across the home.



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband: up to 1000 Mbps\*  
EPC Rating: E - 53  
Council Tax: C - City of York  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



Externally, the property offers more than first meets the eye. Immediately to the rear is a low-maintenance patio area, ideal for outdoor dining and entertaining. Beyond this, a further enclosed garden provides a great additional space, leading through to a valuable off-road parking area at the rear—an increasingly rare and sought-after feature in this location.

Haxby remains one of York's most popular residential areas, offering a wide range of amenities including independent shops, cafes, supermarkets, and well-regarded schools. The area also provides excellent transport links into York city centre and easy access to the outer ring road, making it an ideal choice for both commuters and those seeking a well-served local community.

Overall, a well-presented and thoughtfully improved home, combining character, openness, and an abundance of natural light, with excellent outdoor space and parking to match.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

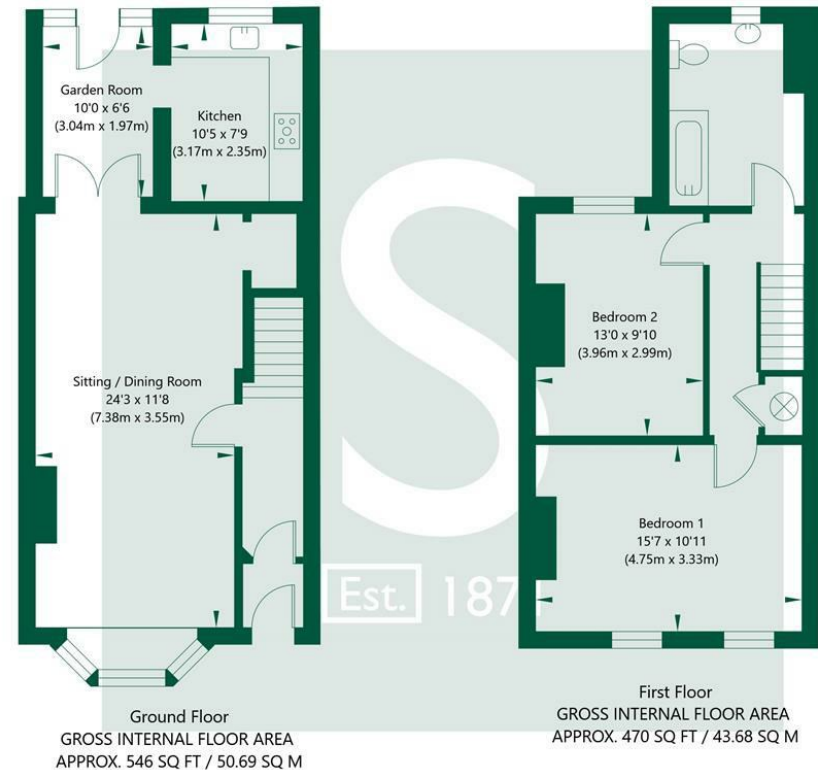
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1016 SQ FT / 94.37 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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