



## Farmstead Rise, Haxby, York

Asking Price £415,000

**Stephensons**  
estate agents & chartered surveyors

# S

Est. 1871

## Farmstead Rise, York YO32 3LL

Asking Price £415,000

Occupying a pleasant position within a quiet cul-de-sac, this detached bungalow offers well-balanced and versatile accommodation, with a layout that lends itself comfortably to both everyday living and entertaining.

The property opens into a central hallway which leads through to a spacious sitting room and dining area, positioned to the front of the home and enjoying a bay window that draws in plenty of natural light. This is a particularly generous room, offering flexibility for both relaxing and hosting.

To the rear, the kitchen provides a practical layout with a good range of units and direct access through to the conservatory. The conservatory adds a further reception space overlooking the garden, creating a pleasant area to enjoy throughout the year.

There are three bedrooms, all well proportioned and arranged to offer flexibility depending on requirements. The main bedroom sits to the rear and is notably generous in size, while the remaining bedrooms provide space for guests, family or working from home. A bathroom and separate cloakroom add further practicality to the layout.

Externally, the property benefits from gardens to both the front and rear, providing space for outdoor seating and general use. A driveway offers off-street parking and leads to a



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband: up to 1000 Mbps\*  
EPC Rating: C - 70  
Council Tax: D - City of York  
Current Planning Permission: No current valid planning permissions  
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.

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



detached garage, while a separate garden office adds a useful additional space, ideal for working from home or hobbies.

The home has been well maintained and offers a comfortable living environment, while still providing the opportunity for a new owner to update and personalise over time.

Farmstead Rise is located within the popular village of Haxby, a highly regarded area known for its strong sense of community and excellent range of local amenities. Haxby offers a variety of independent shops, cafés, supermarkets and everyday services, along with well-regarded schools and regular transport links into York city centre. The area also provides easy access to nearby countryside, making it a well-rounded location for a range of buyers.



## Partners:

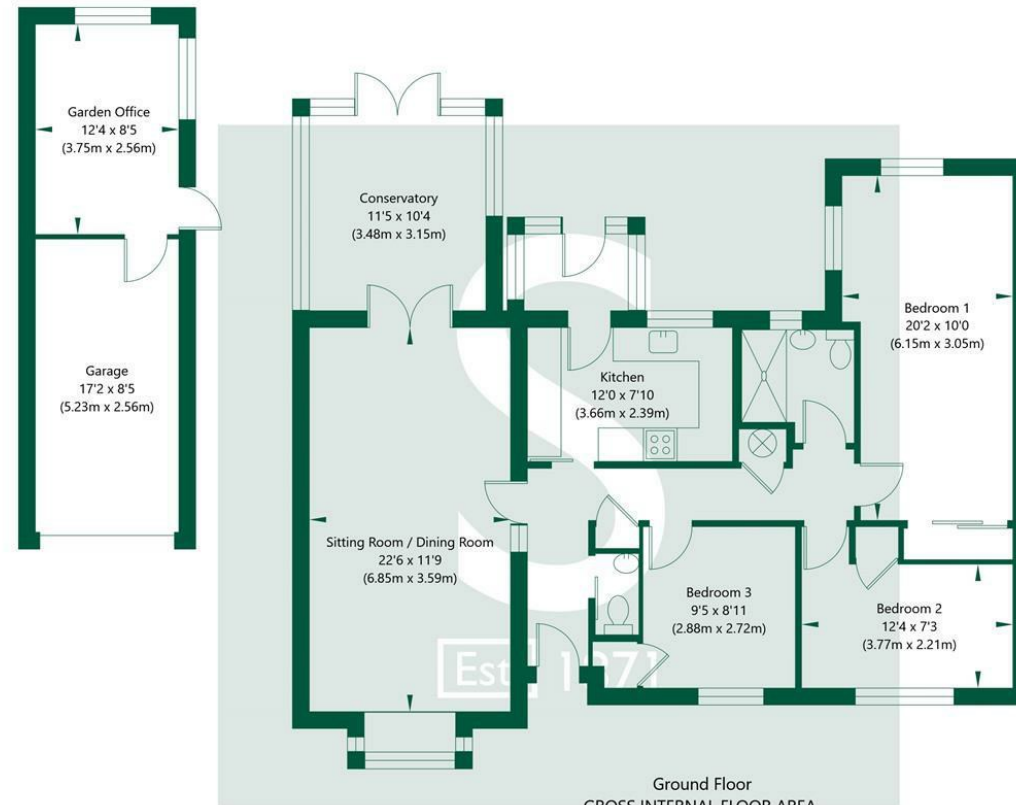
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## Farmstead Rise, Haxby, York, YO32 3LL



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1128 SQ FT / 104.75 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1128 SQ FT / 104.75 SQ M - (Excluding Garage & Office)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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