



Towthorpe Road, Haxby, York

Offers Over £700,000

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Towthorpe Road,
York YO32 3NA

Est. 1871

Offers Over £700,000

This beautiful fully renovated family home on Towthorpe Road, Haxby, offers an exceptional blend of modern living and generous space, perfectly suited to contemporary family life.

Upon entering the ground floor, you are welcomed by a spacious central hallway leading to an elegant sitting room providing a cosy yet refined space, whilst a separate family room offers flexibility as a playroom, snug, or media room. A practical utility room and ground floor WC add convenience, and the layout has been carefully considered to maximise both functionality and light throughout.

To the rear is a stunning open-plan kitchen, recently fitted and thoughtfully designed with ample worktop space, a central island, integrated appliances. The light filled kitchen boasts bi- folding doors opening onto newly installed decking area connecting to a private, enclosed garden- perfect for indoor outdoor living. From the kitchen you are lead into the dining area—ideal for both everyday living and entertaining.

Upstairs, the first floor continues to impress with four bedrooms arranged around a central landing. The main bedroom is particularly spacious, with ample room for fitted furniture also served with a generous sized en- suite. Bedrooms two and three are both comfortable doubles, while



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1600 Mbps*

EPC Rating: TBC

Council Tax: E

Current Planning Permission: No current valid planning permissions

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



bedroom four provides flexibility as a child's room, guest room or study. A modern family bathroom, finished with quality fittings, ensuring the home is well equipped for busy family life. The dedicated office space further enhances the property's appeal, perfectly suited to home working.

The garden offers a well-balanced and private outdoor space, ideal for both relaxation and family use. Designed with practicality in mind, it provides ample room for outdoor seating and dining, making it perfect for entertaining during the warmer months. The space is well enclosed, creating a safe environment for children and pets, whilst still allowing for plenty of natural light throughout the day. The outside space also benefits from a double garage and ample parking. The garden presents an excellent extension of the living space and complements the home's family-friendly appeal.

Having been fully renovated to a high standard, this home is ready to move into and enjoy immediately. With its spacious layout, stylish finishes, and desirable location in Haxby, it presents an outstanding opportunity for families seeking both comfort and quality.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

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.

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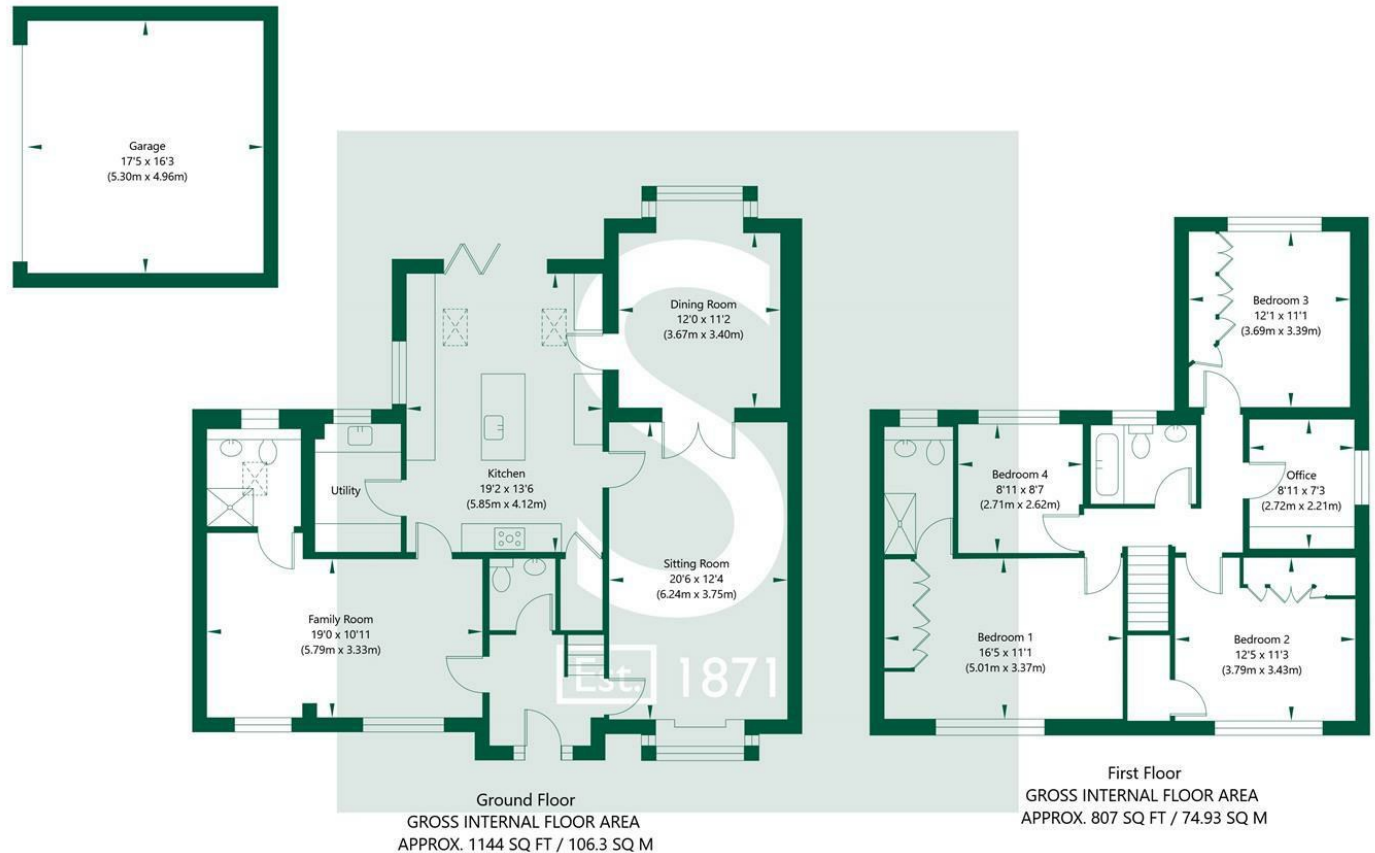
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1951 SQ FT / 181.23 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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