



Ash Lane, Haxby, York £425,000

This beautifully presented four-bedroom family home in the heart of Haxby has been thoughtfully extended and renovated to offer stylish, spacious and modern living. Featuring a stunning open-plan kitchen and dining area with bifold doors overlooking open fields, a separate living room, utility, WC, ensuite master bedroom, garage and generous rear garden, the property is perfectly suited to family life. Ideally located close to local amenities, highly regarded schools and excellent transport links into York, it offers a fantastic blend of contemporary living, convenience and countryside views.



This beautifully presented and thoughtfully extended family home has been renovated throughout to create a stylish and welcoming space, ideally suited to modern family life. Set in the heart of Haxby, the property combines generous living accommodation with an impressive open plan kitchen and dining space, four bedrooms, a garage and a lovely rear garden overlooking open fields.



The welcoming entrance hall leads through to a bright and spacious open plan kitchen and dining area, which forms the heart of the home. The kitchen is fitted with a range of integrated appliances and the whole space is flooded with natural light from the skylight and large bifold doors, which open directly onto the rear garden and provide lovely views across the adjoining fields.

A separate living room provides a more relaxed space and benefits from an electric fire, while the useful utility room and downstairs WC add further practicality to the ground floor.



To the first floor, the property offers four bedrooms. The master bedroom benefits from a private ensuite shower room, while the remaining bedrooms are served by the family bathroom. The accommodation provides excellent space for a growing family, guests or those requiring additional home working space.

Externally, the property is approached via a double driveway providing ample off-street parking and leading to the garage. To the rear, the garden offers a pleasant outdoor space with the bifold doors creating a seamless connection between the house and garden. The open outlook across the adjoining fields is a particular feature and gives the garden a lovely sense of space and privacy.



The property is ideally situated in the heart of Haxby, a popular and well-established location offering an excellent range of local amenities, shops, cafés, restaurants and recreational facilities. There are also a number of highly regarded schools nearby, making this an ideal location for families. With good transport links into York and the surrounding areas, the property offers an excellent combination of convenience, community and countryside.



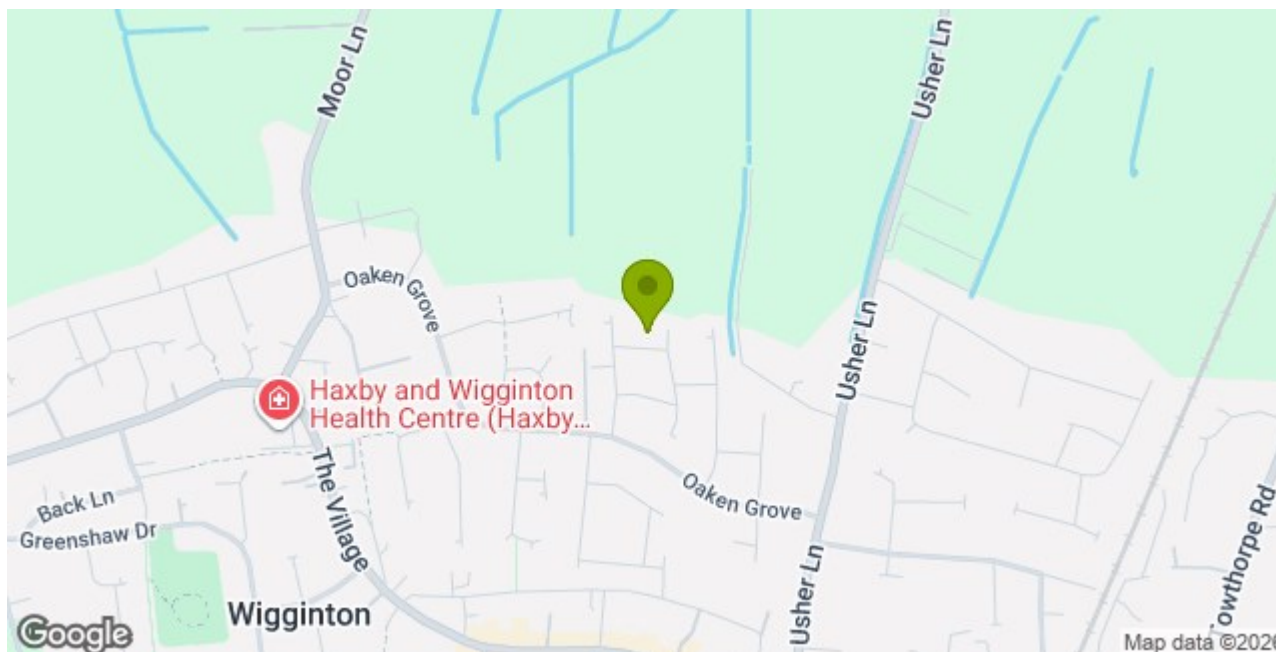
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.



APPROXIMATE GROSS INTERNAL FLOOR AREA 1471 SQ FT — EXCLUDING STORE.

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements and fixtures including doors and windows are approximate and should be independently verified.



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