

Station Road, Haxby, York

£750,000

Stephensons
estate agents & chartered surveyors

Station Road, York YO32 3LU

Est. 1871

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A substantial period Town House stretching to over 2500 sq. ft. positioned in this attractive, sought-after location boasting an abundance of original features and offering spacious living accommodation with a finish to the highest specification.

Upon entering the property is a large entrance hall with original stain glass windows, tiled flooring and a grand turned staircase leading up to the first floor living accommodation. There is also a convenient WC. The property gives access to a neighboring property through the porch area on the floor-plan.

The sitting room is located off the entrance hall and is substantial in size with high ceilings and a large bay window to the front elevation allowing light to flood the room and giving an airy feel. There is a feature cast iron open fireplace with crushed stone surround which acts as the focal point of the room and has fitted storage either side. The property has fitted electric blinds throughout ground and first floor.

The living kitchen is located towards the rear of the property and has been skilfully designed to offer distinct areas for both cooking and unwinding. The bespoke Next125 kitchen offers ample storage with a large breakfast island and a range of integrated Miele appliances including induction hob, oven, steam oven, full height fridge and freezer and dishwasher. There are full width sliding doors to the rear elevation and a useful pantry cupboard





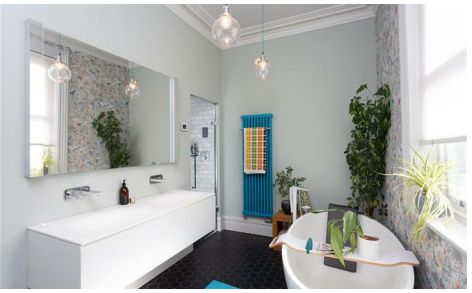


Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: D
Council Tax: E - City of York
Current Planning Permission: Planning approved to replace garage with double storey pitched roof building.

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 809900

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











with additional storage and space for a washing machine. The living area has a more relaxed, seating area complete with fitted storage and a log burner with stylish tiled inlay, wet underfloor heating and remote controlled roof lights.

To the first floor are two substantial double bedrooms both of which have en-suite bathrooms with keuco basins and mirrors, bespoke fitted storage units and underfloor heating. Bedroom one has a fireplace with brick inlay and timber mantle as well as having a stunning en-suite finished to the highest of standards with a Victoria + Albert freestanding bathtub, his and her wash hand basins, Villeroy & Boch low flush WC and walk in steam shower. Bedroom two has a part-tiled en-suite and comprises a three-piece suite including Villeroy & Boch bathtub with shower over, Villeroy & Boch WC, wash hand basin and heated towel rail.

To the second floor are two further double bedrooms and wonderful views from the landing. There is a further shower room which is fully tiled complete with shower cubicle, Villeroy & Boch wash hand basin & WC.

To the outside, the property has a walled enclosed garden to the rear with artificial lawned areas and a pergola. There is also a garage with power connected.

At the front of the property is ample off-street parking and access on to Station Road.

This property has been finished to the highest of standards throughout and has been sympathetic upgraded to offer a fine balance between


WAR DEPT
FLOUR









original features and modern fittings and it is therefore, as agents, that we strongly advise an internal inspection.

New wooden double glazed sash windows Throughout.
Roof - Forte underlay ,retiled, insulated as part of adding the dormer windows, and roof lights
ADT Alarm
Virgin Media Fibre to the property min 1GHz broadband.
CAT6 hardware across the property to all rooms.
Planning approved to replace garage with double storey pitched roof building.

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

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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Partners:

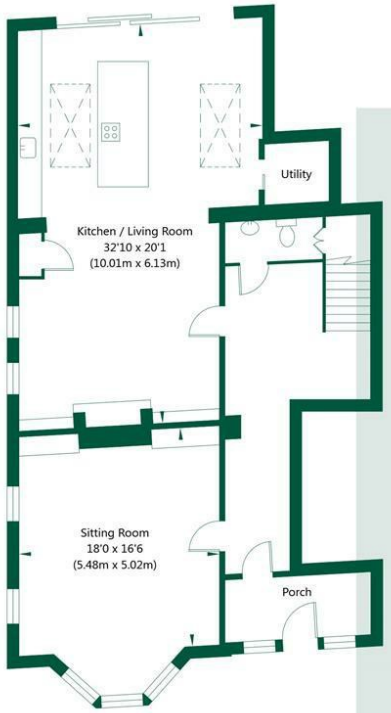
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

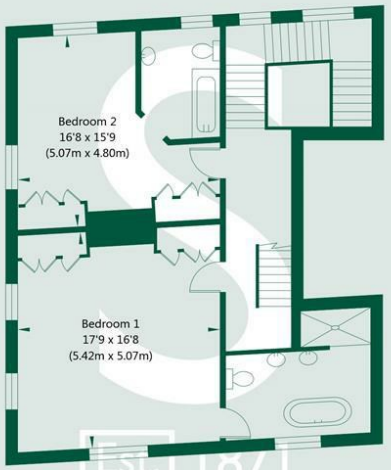
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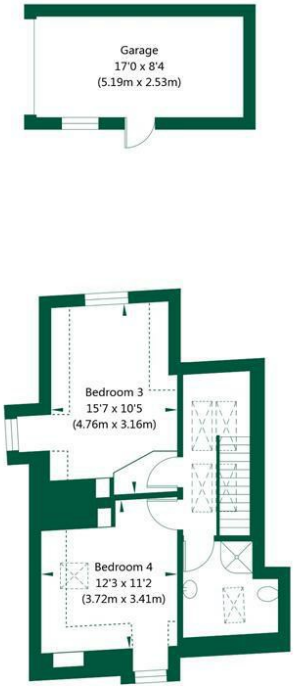
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Ground Floor- (Excluding Porch)
GROSS INTERNAL FLOOR AREA
APPROX. 1234 SQ FT / 114.64 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 892 SQ FT / 82.87 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.57 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2584 SQ FT / 240.08 SQ M - (Excluding Garage & Porch)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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