



24, West Nooks, Haxby, York, YO32 3FD

Guide price £375,000



 **PRIME**  
RESIDENTIAL



## 24 West Nooks, Haxby

**Extended and updated detached family home in the sought after village of Haxby just 4.5 miles from York.**

A cleverly extended and well presented 3 bedroom detached house, standing on a generous plot, with garage and parking in the hugely popular village of Haxby.

Accommodation comprises:-

Entrance hall, sitting room, kitchen family room, utility, snug/study, 3 bedrooms, family bathroom

Garage (currently used for storage and as a gym) plentiful parking, generous private gardens and outside entertaining area.

## DESCRIPTION

This 3 bedroom detached house enjoys a superb position in the centre of a quiet mature development just a short walk from the local school and amenities in Haxby. It has been cleverly extended and updated to provide all that is required for comfortable modern life and features a generous open plan kitchen dining room and sliding doors to the pretty gardens. The rooms are generous and the accommodation is well-presented. Given the size of the plot, there is further potential to extend if required (subject to the necessary planning consents being granted).

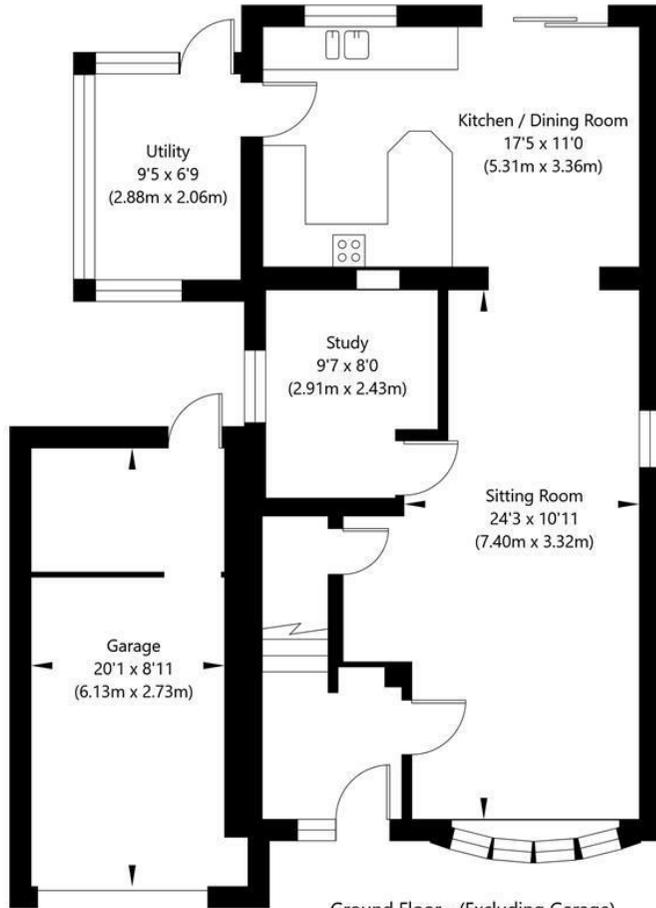
Ideal for families, Haxby has 3 primary schools, Ralph Butterfield is just a short walk away and is rated Outstanding by Ofsted. It is also close to good secondary schools. There are excellent local amenities with a wide variety of shops and services. York is just 4.5 miles away and access to the ring road and wider network is also close by. Plans are in place for a new train station which is in receipt of government funding and would improve transport links still further.

- **Cleverly extended 3 bedroom detached house on a generous private plot offering further development potential**
- **Spacious and well-presented accommodation approaching 1200 sq ft**
- **Large contemporary kitchen with dining area opening to pretty gardens and decked entertaining area.**
- **Good sized sitting room with separate snug/study**
- **2 double bedrooms and a large single bedroom**
- **Stylish family bathroom**
- **Private driveway providing plentiful parking**
- **Garage (currently used as a gym with large secure storage area for bicycles etc)**
- **Ideal position in small mature development close to the village school and amenities**
- **Easy access to York and the ring road for travel further afield**

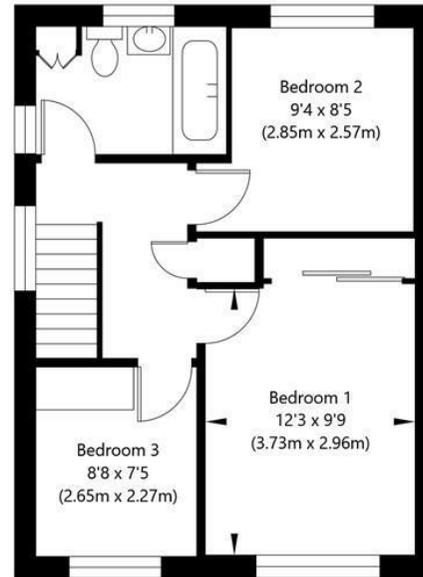
**Freehold**



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Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 706 SQ FT / 65.57 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 425 SQ FT / 39.47 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1131 SQ FT / 105.04 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	