



EASTFIELD AVENUE, HAXBY, YO32
£360,000

Carter Jonas

EASTFIELD AVENUE, HAXBY, YO32

Occupying a prime position on a well regarded residential avenue, 23 Eastfield Avenue presents an excellent opportunity to acquire a well proportioned home within the highly desirable village of Haxby. The property combines practical, adaptable accommodation within a popular village setting, making it an ideal choice for a range of purchasers.

The downstairs accommodation is arranged to provide a balanced and versatile layout, well suited to modern living. The principal reception space offers an ideal environment for both everyday living and entertaining. The dining kitchen is functional and well positioned, with access out on to the rear garden and Studio Pod

Upstairs accommodation is comfortably proportioned and adaptable, lending itself equally to family occupation, guest use, or home working. Bathroom facilities are conveniently arranged, while the property's overall presentation is to a high standard.

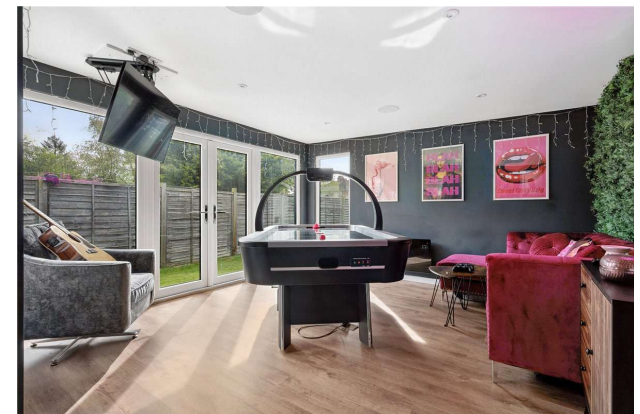
The property is complemented by an excellent sized garden, providing a pleasant setting for relaxation, family use and entertaining during the warmer months. A particular highlight is the garden studio pod, a superb and versatile addition that significantly enhances the appeal of the outdoor space. Well suited for use as a home office, creative studio, gym, or occasional retreat, the pod offers valuable flexibility and reflects the demands of contemporary living, creating a genuine bonus rarely found in similar properties.

TENURE Freehold

LOCAL AUTHORITY York City Council

EPC BAND C

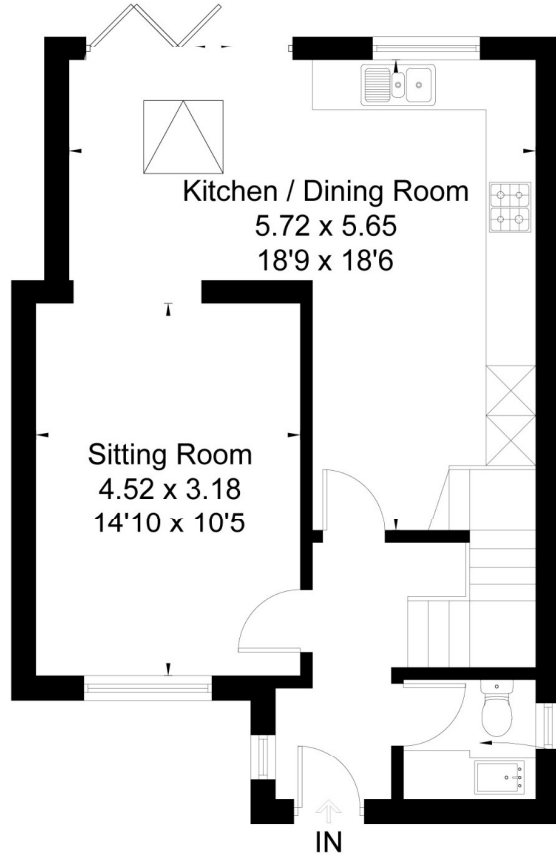
LOCATED ON A PRIME RESIDENTIAL AVENUE IN THE POPULAR VILLAGE OF HAXBY, THIS IS AN ATTRACTIVE 3 BEDROOMED HOME WITH EXCELLENT SIZED GARDEN THAT INCORPORATES A SUPERB STUDIO POD. THIS RESIDENCE IS WELL POSITIONED FOR LOCAL AMENITIES AND TRANSPORT LINKS INTO YORK CITY CENTRE



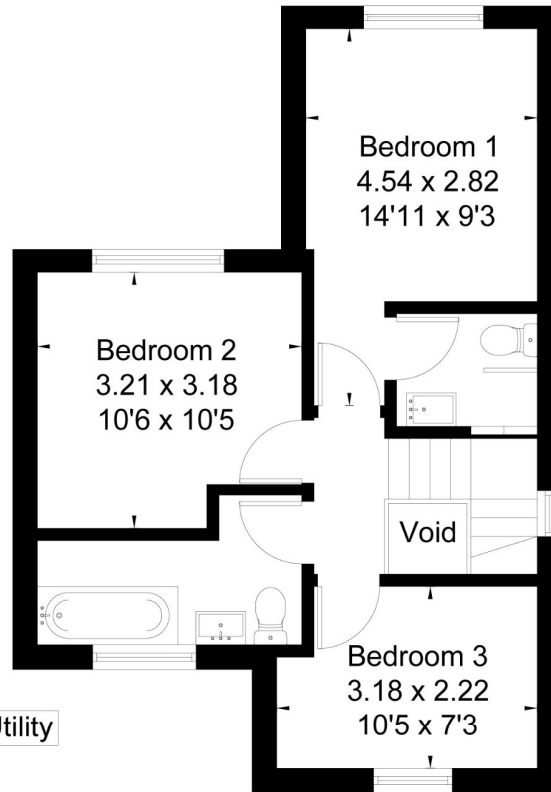




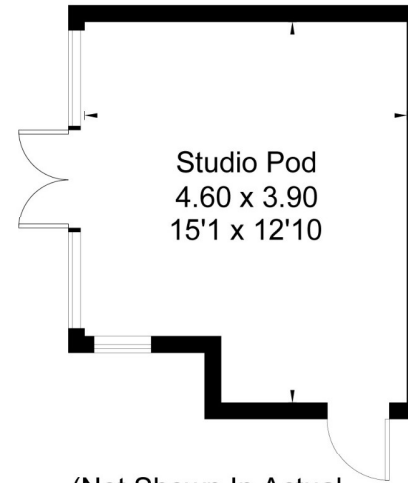
Eastfield Avenue, Haxby York, YO32
 Approximate Area = 963 sq ft / 89.5 sq m
 Games Room = 181 sq ft / 16.8 sq m
 Total = 1144 sq ft / 106.3 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	65 D



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105898

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