

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 1 The Avenue, Southlands, Haxby, York YO32 2PD

A fantastic opportunity to purchase this substantial semi detached home in the highly desirable location of Southlands, Haxby. Situated in a quiet cul de sac the property briefly comprises; entrance hallway, bright lounge with log burning stove, a ground floor w/c, utility room and the heart of the home - an extended open plan living / dining / kitchen room with bi folding doors opening out to the rear garden. To the first floor are four good sized bedrooms and a three piece house bathroom. Externally the property benefits from a generous sized rear garden complete with raised decked area and mature borders plus a play area, shed, greenhouse and apple trees to the rear. There is also a garage with electric door and gravelled driveway for ample off street parking. Standing on an enviable plot and just a stones throw from the local amenities that Haxby has to offer, we feel this property is likely to generate high levels of interest therefore early viewing is highly recommended.

- Substantial Semi Detached Home
- Fully Modernised
- Large Living / Dining / Kitchen
- Good Sized Bedrooms
- Ground Floor W/C
- Utility
- Lounge with Log Burner
- Garage
- Driveway
- Local Amenities Nearby

Travelling to Haxby along Wigginton Road, away from the city centre, turn right at the lights on to Mill Lane and continue to The Village. Take the left hand turning on to Moor Lane and then turn right on to Southlands. Turn left on to the Avenue and the property can be found on the hand side. Please note that there is no for sale board at this property.

Haxby, a village off the A1237 offers an excellent range of shopping facilities, doctors surgery and public houses. There is a bus route into the centre of York. Further facilities can be found at Monks Cross, Vangarde or the centre of York. Ideal for commuters for the A1237 and A64.

