

**8, Crooklands Lane, York, YO32 3LD**

**Offers in excess of £725,000**

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PRIME RESIDENTIAL









# 8 Crooklands Lane

**IMPRESSIVE DETACHED HOUSE WITH EXTENSIVE GARAGING AND WORKSHOP ENJOYING A SEMI-RURAL POSITION JUST 3 MILES FROM YORK AND WITHIN WALKING DISTANCE OF THE MANY AMENITIES AT HAXBY.**

This significant detached house offers versatile accommodation over 2 floors with a most useful outbuilding currently used as a garage and large workshop. The property enjoys a semi-rural position with far reaching countryside views and yet is within walking distance of the many amenities of Haxby.

Accommodation comprises:-

Entrance hall, sitting room, kitchen/family room, dining room, office, conservatory, WC, 4 double bedrooms one with en suite shower room, family bathroom, large playroom/bedroom 5

Substantial detached outbuilding providing secure garaging for several vehicles and a well-equipped workshop. Private driveway and parking, gardens to front and rear with views across open countryside.

## DESCRIPTION

Avondale enjoys a stunning position at the end of a no through private road amidst exclusively detached houses. The property has been much loved by the current owners who have cleverly extended the house and also built a sizeable detached garage/workshop.

The house has been designed to make the most of its stunning countryside views with large rooms over 2 floors and a sizeable conservatory which brings the outside in, The light and bright accommodation is incredibly versatile and the property offers further potential to extend if required subject to the relevant consents being granted.

Haxby is one of York's most sought-after villages, with its excellent range of local amenities including both national and independent shops, pubs, an 'outstanding' village primary school and yet is within easy reach of York and major trunk roads.

There are delightful countryside walks close by and the market towns of Easingwold and Helmsley are easily accessible, as is the beautiful North Yorkshire Moors countryside and the dramatic East Yorkshire Coast.



- **Significant detached house approaching 2400 square feet**
- **Large detached outbuilding providing generous and secure garaging and a workshop**
- **Delightful semi-rural location with far reaching views**
- **Versatile accommodation over 2 floors**
- **4/5 bedrooms and 3/4 reception rooms**
- **Potential to extend if required subject to planning**
- **Walking distance of Haxby with its excellent local amenities**
- **York just over 3 miles and major road networks close by**
- **Large kitchen family room with countryside views**
- **Excellent schools close by**

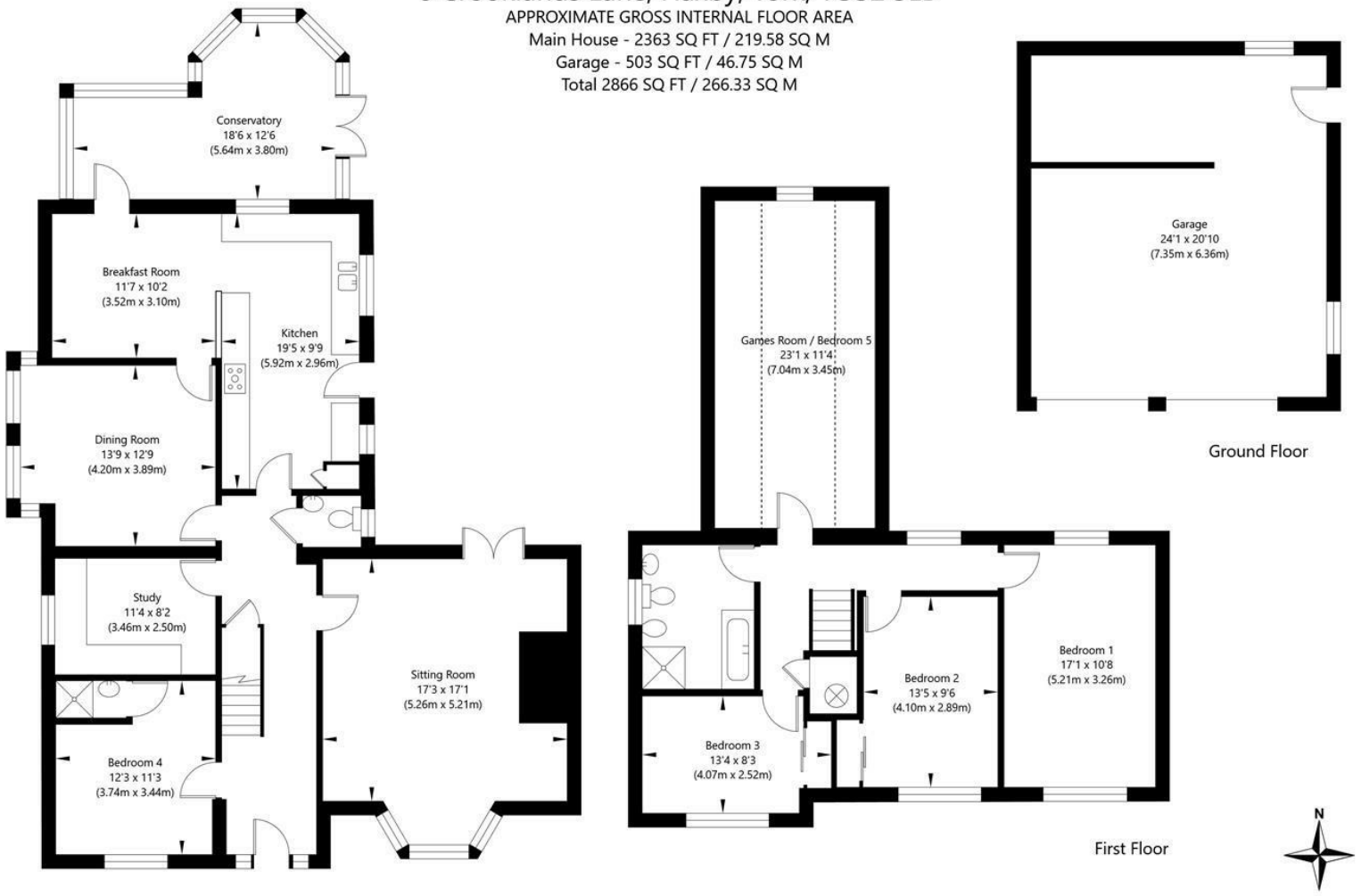




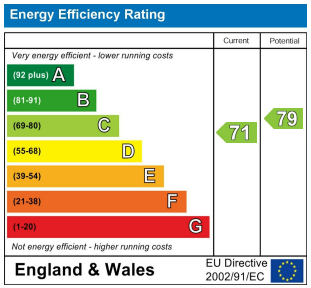
## Freehold

# 8 Crooklands Lane, Haxby, York, YO32 3LD

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2363 SQ FT / 219.58 SQ M
Garage - 503 SQ FT / 46.75 SQ M
Total 2866 SQ FT / 266.33 SQ M




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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