

6, The Landings, York, YO32 2SJ

Guide price £800,000

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PRIME RESIDENTIAL









6 The Landings

STUNNING 5 BEDROOM HOME APPROACHING 2,500 SQ FEET, IDEALLY SITUATED IN A QUIET CUL DE SAC IN ONE OF YORK'S MOST SOUGHT AFTER VILLAGES JUST 4.5 MILES FROM YORK

Significantly extended and comprehensively upgraded 5 bedroom house with generous gardens and double garage/parking. Ideal position just a short walk to the school and all the amenities in Haxby. NO FORWARD CHAIN

Entrance hall, sitting room, dining room/snug, study, kitchen/family room, utility/boot room, master bedroom with en suite shower room, 4 further bedrooms, family bathroom.

Large detached garden room by Oeco, currently used as an office/home cinema, double garage, private drive and parking, generous gardens to front and rear.

DESCRIPTION

Built by Hogg Homes in the mid 1990's this stunning 5 bedroom family house has been significantly extended and comprehensively upgraded by the current owners who have injected an enormous amount of style. The property now features an exceptional kitchen family room with underfloor heating, bi-fold doors and an impressive cathedral ceiling with roof lights and lantern. Very much the heart of this stunning home, it enjoys delightful views of the private gardens and provides the best of inside/outside living. There is a very generous sitting room with feature fireplace and log burner and a further reception room currently used as a playroom but could be used as a dining room or snug. For those working from home there is a well-equipped study and a most impressive detached garden room installed by Oeco in 2022 which is currently used as a cinema room and office. There are 5 bedrooms, the principal with feature vaulted ceiling, fitted wardrobes and en suite shower room. The property stands on a private and generous plot with a block paved driveway and double garage. The pretty gardens surround the house and offer an enormous amount of privacy. One of just 7 individually designed houses in this quiet cul de sac which offers delightful riverside walks and is also within easy walking distance of the many amenities of Haxby. Ideal for families, Haxby has 3 primary schools, Ralph Butterfield is just a 5 minute walk and is rated Outstanding by Ofsted. It is also close to good secondary schools. 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.

- **Superb 5 bedroom family home by Prestigious Hogg the Builder**
- **Exceptional kitchen family room with bi-fold doors to garden**
- **Generous contemporary accommodation over 2 floors**
- **Stylish sitting room with feature fireplace and doors to garden**
- **Large dining room/snug and a study**
- **Cleverly extended and beautifully finished throughout**
- **Master bedroom with dual aspect and en suite**
- **Significant detached garden room by Oeco, suitable for a variety of uses**
- **Delightful cul de sac location with riverside walks close by**
- **Easy walking distance of Haxby and all the amenities**

Freehold

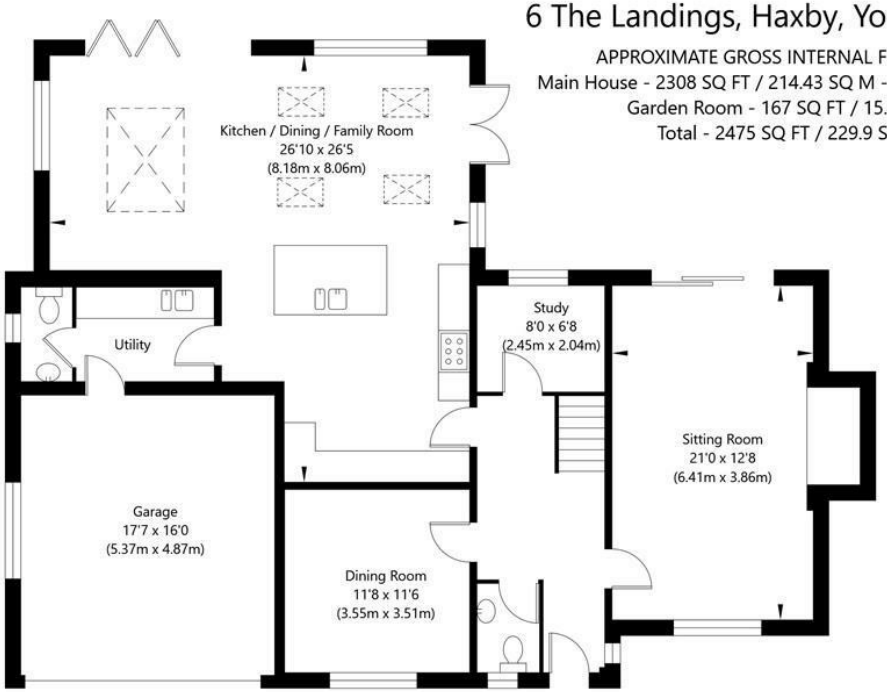




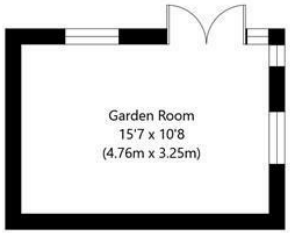


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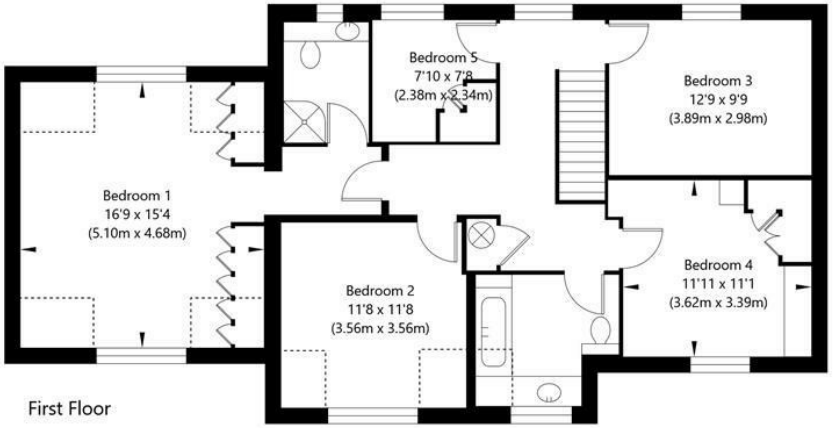
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2308 SQ FT / 214.43 SQ M - (Excluding Garage)
Garden Room - 167 SQ FT / 15.47 SQ M
Total - 2475 SQ FT / 229.9 SQ M



Ground Floor



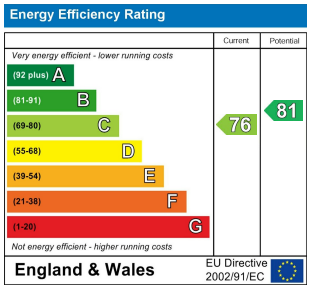
Ground Floor



First Floor

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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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