



6 Rushwood Close, Haxby  
York, North Yorkshire YO32 3YH

Offers Over £479,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market an immaculately presented, three-bedroom detached bungalow with wonderful gardens situated in a quiet cul-de-sac position, in the very popular Usher Park Estate, just on the fringes of this popular and sought after village of Haxby. The current owners have updated and refurbished this lovely property, creating a stunning contemporary home. As soon as you walk in, you know you are looking at a rather special home. With a superb stylish finish, to an impeccably high standard, which makes this ideal for a variety of buyers, including singletons, professional couples and those looking to retire. Briefly comprises: Entrance hall, spacious open plan living room with quality down lighting and a feature wall mounted fire as a focal point, opening to the fabulous contemporary kitchen with full complement of integral appliances and a breakfast bar, perfect for entertaining also with French doors looking out over the gardens. From the inner lobby we find three bedrooms, the principal with a stunning en-suite and a stylish contemporary bathroom completes the bungalow. Externally side gates lead to side driveway and a detached garage perfect as a workshop or car enthusiast. Then to the rear of the property, where we find generous landscaped gardens, which have been meticulously maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining. To further compliment this stunning garden we find a paved patio, decking area potting shed and a greenhouse. The property is ideally placed for the commuter, lying approximately four miles from York city centre and within easy reach of the York outer ring road. An early internal inspection is highly recommended to fully appreciate this superb modern home!

**Rushwood Close, is located on the fringes of the thriving village of Haxby, which along with adjoining Wigginton offers a huge range of amenities. These include a supermarket, shops, Doctors/Dentist Surgeries, banks, cafes, public houses and primary schools. The property is also in the catchment for Joseph Rowntree Secondary School. The village is served by an excellent public transport system into the City and conveniently located for shopping centres at Clifton Moor, Monks Cross, Vangarde and Askham Bar Park and Ride are within easy reach as is the A64 bypass, which gives access to the major local road networks. The historic city of York is only 4 miles away and is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant nightlife of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Front entrance porch with a composite door and double glazed windows to front aspects. Further composite door to the hallway with built in storage cupboards with stylish sliding doors and radiator\*. Doors leading to...

### Living Room

19' 10" x 17' 3" (6.04m x 5.25m)

Double glazed bay windows to front aspect, feature contemporary electric fire\*, ceiling coving, downlighting, tv point\* and radiators\*. Opening to...

### Kitchen

11' 0" x 9' 10" (3.35m x 2.99m)

A superb fitted kitchen with a range of grey German built Kutschenhaus contemporary wall and base units, incorporating a sink and drainer with mixer taps, integral appliances include an electric oven\*, 5 x gas hob\*, extractor hood\*, fridge and freezer\*, dishwasher\* and washing machine\*. There is also a breakfast bar, down lighting, double glazed windows to rear aspect and French doors leading to the garden\*.



### Bedroom 1

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed window to rear aspect, ceiling coving, tv point\* and radiator\*. Door leading to...

### En-suite

12' 3" x 4' 0" (3.73m x 1.22m)

A three piece contemporary white suite, comprising walk in shower cubicle with mains shower\*, low level wc, wash hand basin with mixer tap, set in vanity base unit, extractor fan\*, double glazed opaque windows to side aspect, down lighting and heated towel rail\*.

### Bedroom 2

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to front aspect, ceiling coving and radiator\*.

### Bedroom 3

9' 8" x 6' 0" (2.94m x 1.83m)

Double glazed window to rear aspect and radiator\*.



### Bathroom

7' 9" x 5' 11" (2.36m x 1.80m)

A four piece contemporary white suite, comprising a panelled bath with mixer tap and mains shower\*, low level wc and wash hand basin, with mixer tap set in vanity base units, down lighting, double glazed opaque window to rear aspect and heated towel rail\*.

### Garage

22' 0" x 9' 10" (6.70m x 2.99m)

Up and over door, power and lighting.



## Outside

To the front of the property there is blocked paved driveway providing ample off street parking. To the side are gates giving access to the rear of the house and the detached garage. To the rear of the property, we find generous landscaped gardens, which have been maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and sun terraces perfect for pottering, working or simply relaxing on summer evenings and outside entertaining. To further compliment this stunning garden we find a decked area, potting shed and a greenhouse. Fabulous gardens surround this property, laid to lawn with mature bushes, trees and flower beds, raised paved sitting areas, perfect for outside entertaining. A block paved drive, providing ample off street parking, leads to the garage/store with power, lighting and an electric door.

## Agents Note

EPC Rating D. Council tax band D.

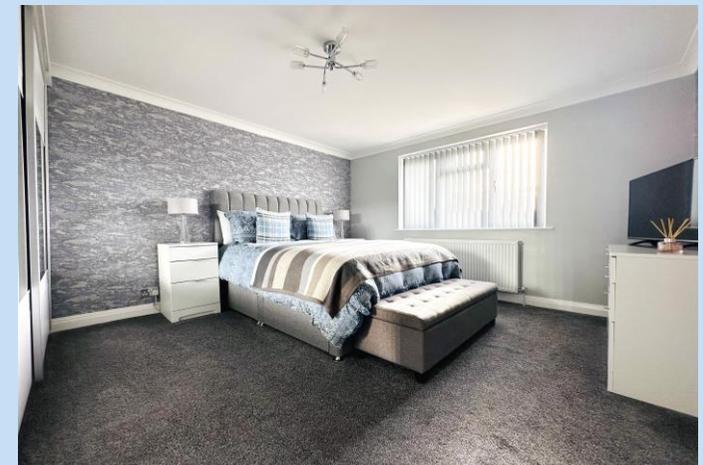
Broadband supplier: Talk Talk.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo energy.

Electricity supplier: Ovo energy.





## Energy performance certificate (EPC)

6 Rushwood Close  
Haxby  
YORK  
YO32 3YH

Energy rating

**D**

Valid until: **22 August 2032**

Certificate number: **9432-7628-3100-0182-9226**

Property type

Detached bungalow

Total floor area

100 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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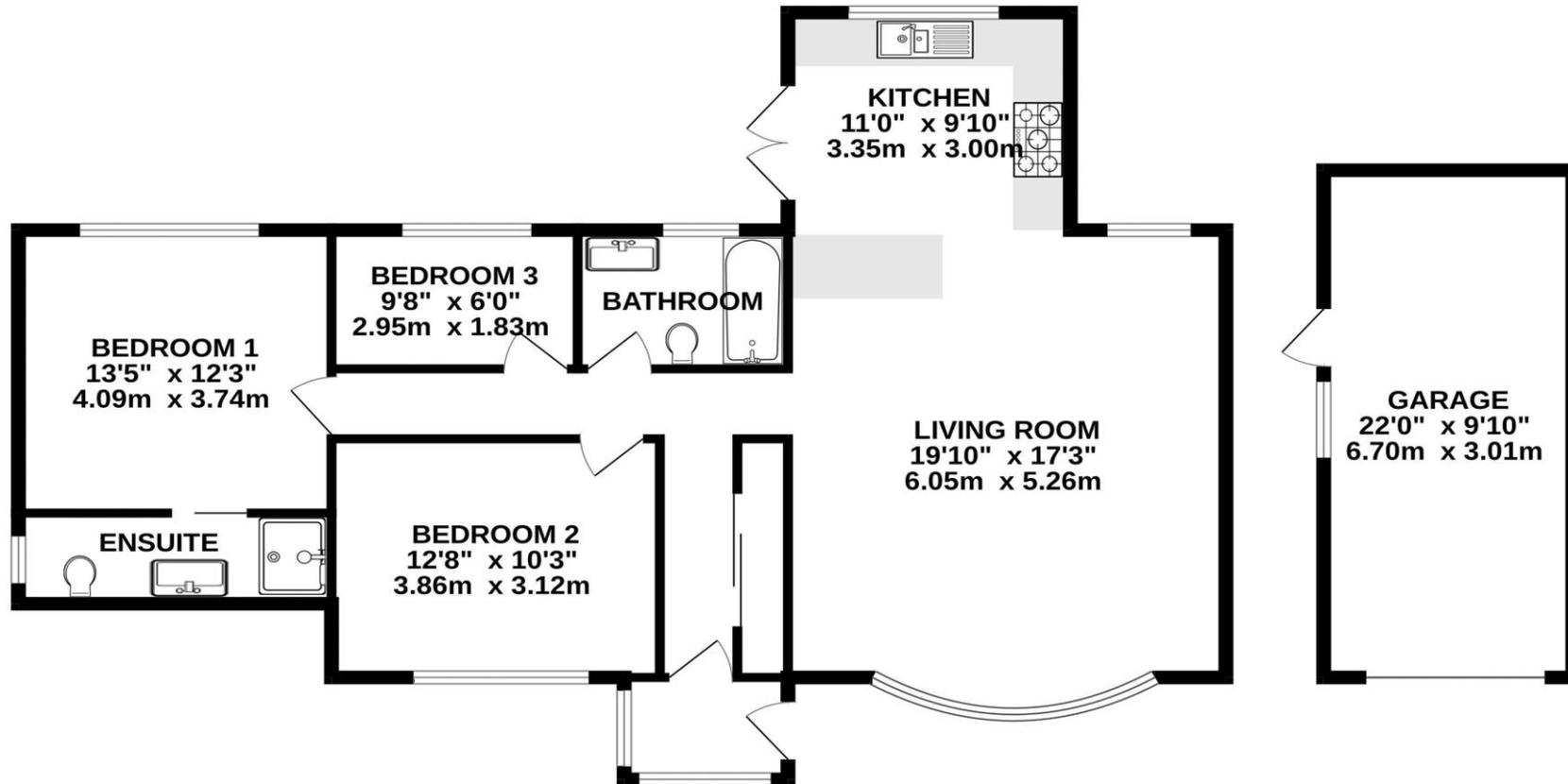
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# GROUND FLOOR

1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst 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, omission 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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