



York Road, Haxby, York Offers Over £625,000

**** NEW PRICE ****

A substantial detached bungalow set within a half acre corner plot, with double garage block, and offering enormous potential for expansion and improvement.



Accommodation

An ideal opportunity for DIY enthusiasts, property developers and families to acquire this substantial detached bungalow set within the heart of Haxby and positioned on a plot which measures over 0.5 an acre in size.

Internally the property is entered via an entrance porch which has a UPVC double glazed front door with tiled flooring and a panelled integral door that leads into the reception hall.

The principal reception room is a spacious lounge having a fitted gas fire set on a marble hearth with surround. There is a bay window to the front elevation with UPVC framed double glazed casements in addition to a television aerial point. Entered off the living room is a separate dining room with radiator and built-in storage cupboard.



An archway from the dining room leads through into the breakfast kitchen which has a range of built-in base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splash backs. The kitchen includes a built-in electric oven with AEG microwave and separate four point ceramic hob unit with extractor fan. There is plumbing for an automatic washing machine and recess providing space for a tumble dryer. Fitted breakfast bar, ceiling down lighters and UPVC framed double glazed rear entrance door.

The property enjoys flexible bedroom accommodation including 3 double bedrooms and a 4th bedroom which is currently used as a working study. Bedroom 1 has a double fronted built-in wardrobe with adjoining dressing table. Bedroom 2 has a built-in sink unit with vanity surround in addition to a bank of fitted wardrobes with matching chest of drawers and dressing table recess.



Bedroom 3 comes equipped with fitted shelving with bedroom 4 currently used as a working study having a built-in storage cupboard and sliding patio doors leading out onto the rear garden. All 4 bedrooms benefit from double glazed windows and radiators.

There is a house bathroom which has a wash hand basin set in a vanity surround in addition to a walk-in shower cubicle with fall height waterproof panel splash backs. The bathroom benefits further from a heated towel rail, a medicine cabinet and built in linen cupboard. There is a separate W/C having a low flush toilet in addition to a cloakroom which also has a low flush toilet and wash hand basin.

To The Outside

The property occupies an outstanding corner position on the corner of York Road and Holly Tree Lane with dual vehicular access at the front and rear. The driveway at the rear is directly off Holly Tree Lane which leads through a pillared and gated entrance onto a rear hardstanding which provides off street parking for numerous motor vehicles. The driveway in turn accesses the detached double garage with remote activated garage door, electric light and power.

The vehicular access off York Road leads up to the front elevation and provides additional off street parking.

The property sits within extensive gardens with the entire plot measuring approximately ½ an acre, and is set back from York Road with a front garden which is extensively laid to lawn with herbaceous borders with hedge and fence lined boundaries.

Adjoining the front and side elevation is a raised sun patio which provides ample space for freestanding garden furniture.

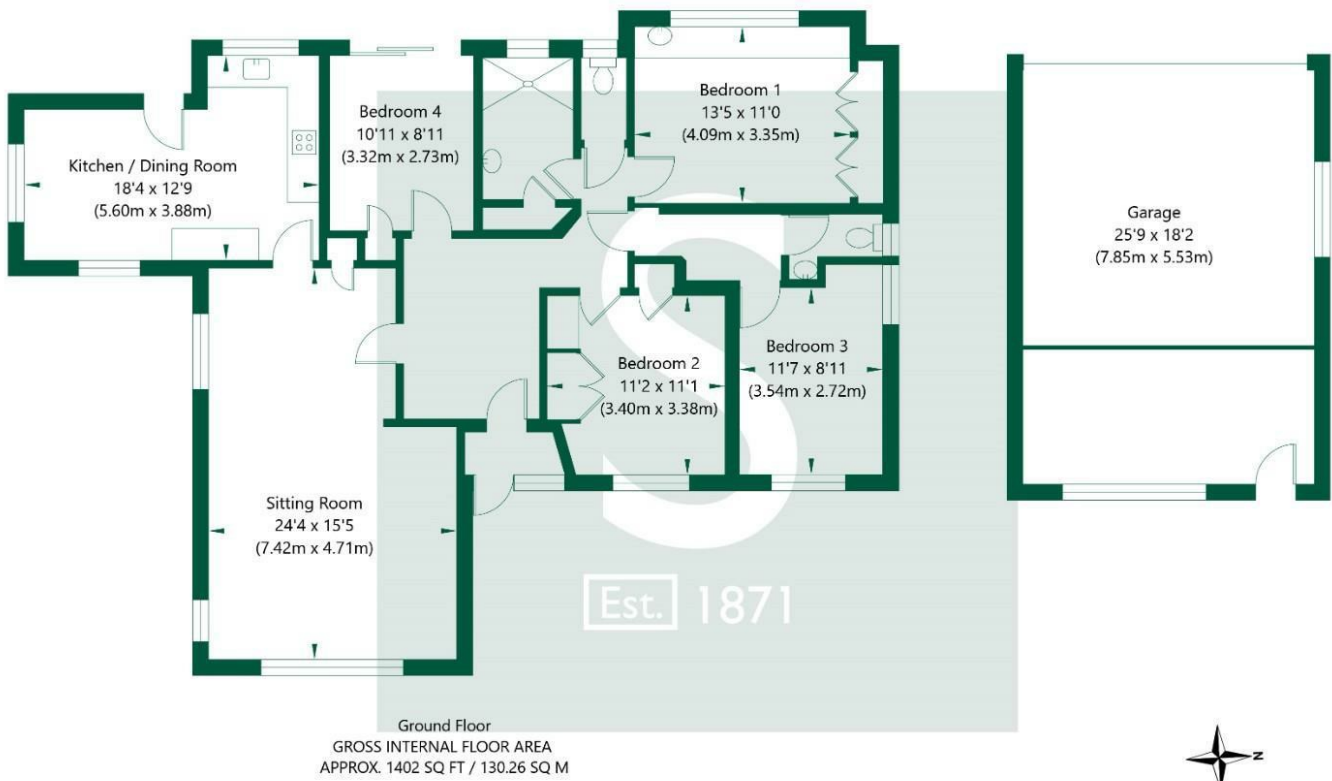
The property has an extensive side garden being rectangular in nature and comprehensively laid to lawn with screening treelined boundaries.

Running full width across the rear elevation is a further flagged patio which steps out onto the rear garden beyond which is again laid to lawn with surrounding walled boundaries. A greenhouse is included within the sale.

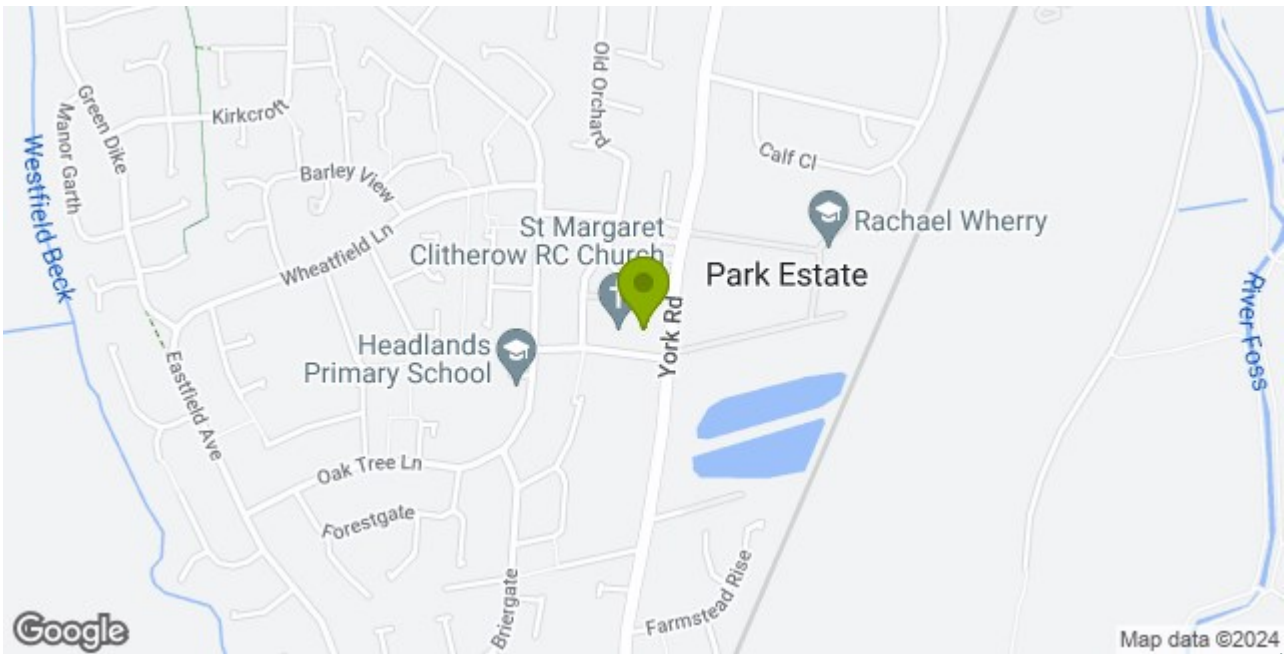
The property has potential for further expansion and improvement and an early inspection is strongly recommended.



York Road, Haxby, York, YO32 3EG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1402 SQ FT / 130.26 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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