



Gateland Close, Haxby, York £325,000

A wonderfully presented three bedroom home offering spacious living accommodation in this highly sought-after location which is crucially available for sale with no forward chain.



The property is entered via a uPVC door into the porch which leads through into the open plan sitting/dining room which is dual aspect in design giving a light, airy feel.



The kitchen is located towards the rear of the property and is of a contemporary style. There is a combination of base and wall storage units with timber effect laminate preparation surfaces incorporating a 1 1/2 sink with drying area. There are a number of integrated appliances including automatic dishwasher, 4 ring gas hob and electric oven as well as space for a washing machine and fridge/freezer. There is also a convenient access door leading out to the rear garden.



To the first floor are three-well proportioned bedrooms and the house bathroom which is fully tiled and comprises a four piece modern suite including freestanding bathtub, corner shower cubicle, low flush WC and wash hand basin with mixer tap.

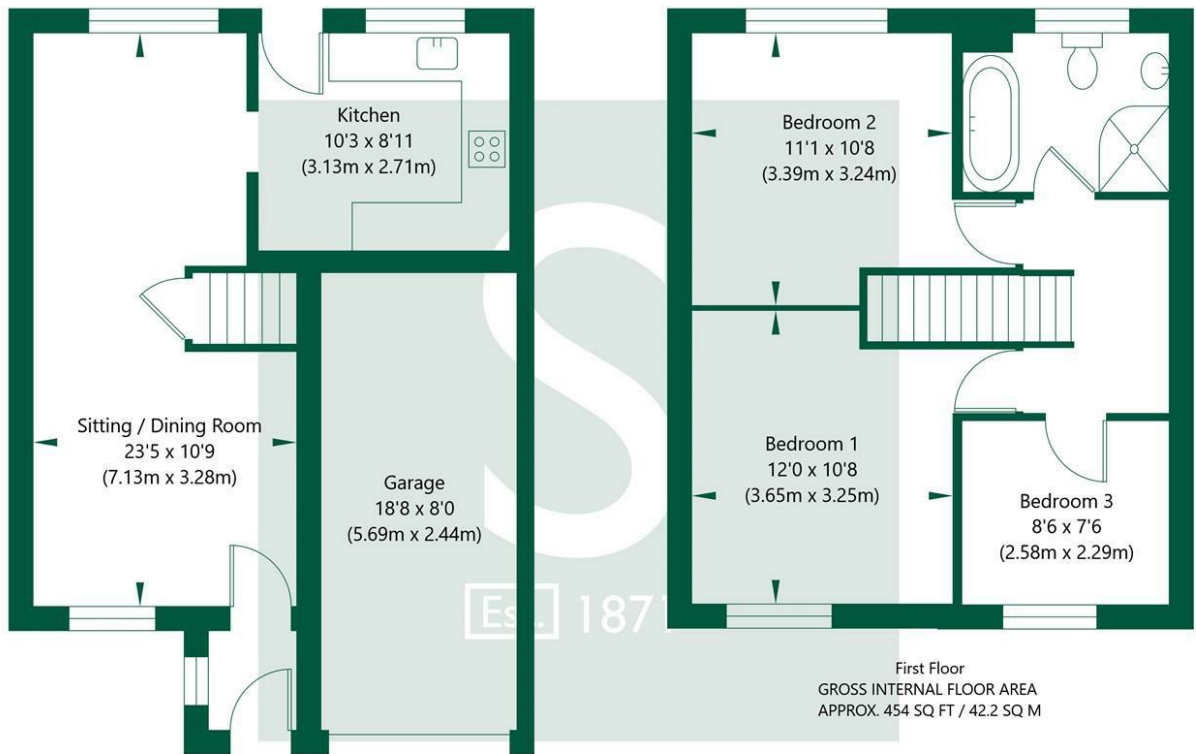


To the outside the property has an enclosed garden to the rear which is predominately laid to lawn. There is ample off street parking to the front of the property and access to the integral garage which has power connected.



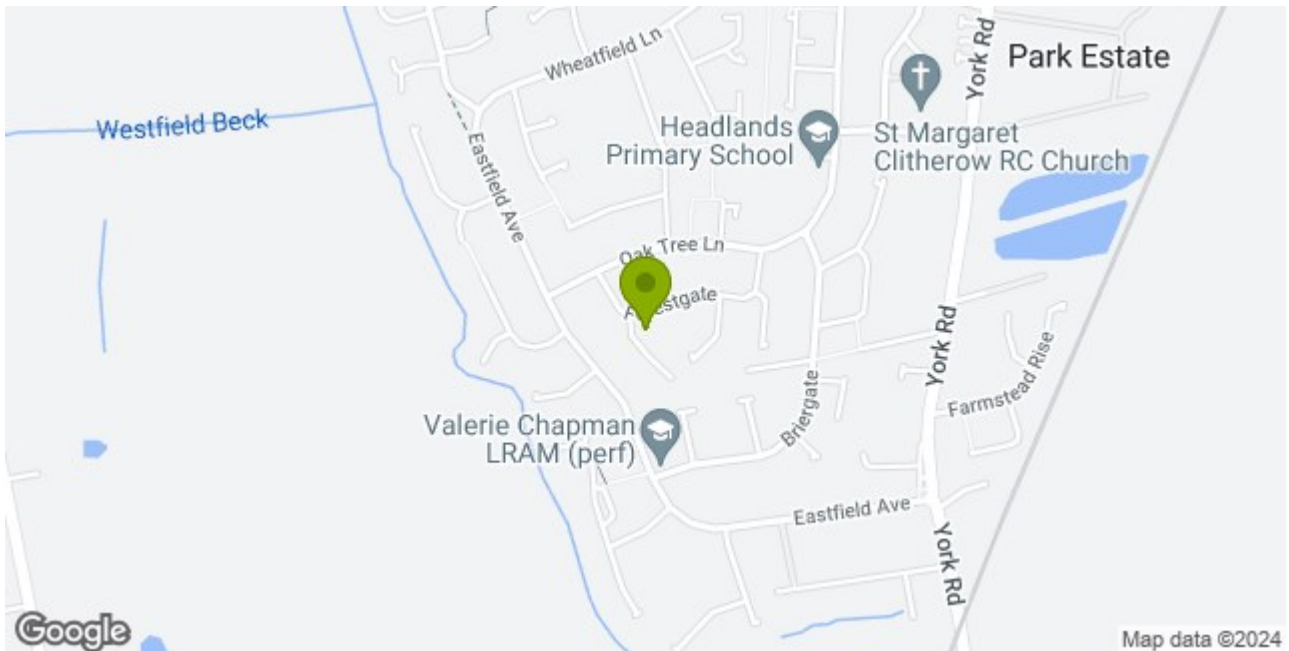
It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Gateland Close, Haxby, York, YO32 2ZZ



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 347 SQ FT / 32.26 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ FT / 74.46 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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- J C Drewniak BA (Hons)

Associates

N Lawrence

