



## Usher Lane, Haxby, York £425,000

A spacious and well-presented detached dormer bungalow positioned in this highly sought-after location benefiting from a modern fitted kitchen, two reception rooms and three double bedrooms as well as having both front & rear lawned gardens.





Usher Lane is positioned within the heart of Haxby and offers excellent access to the local schools and Haxby's plentiful amenities which include local shops, petrol station, cafes, restaurants and doctors surgery to name a few.

The property is entered via the side elevation leading into the central hallway which offers access to the downstairs living accommodation and has stairs leading up to the first floor.



The sitting room is spacious in size with a feature electric fireplace and large uPVC window to the front elevation. Double doors from the sitting room lead through into the dining room which could be easily used as a play room, home office area or lounge.

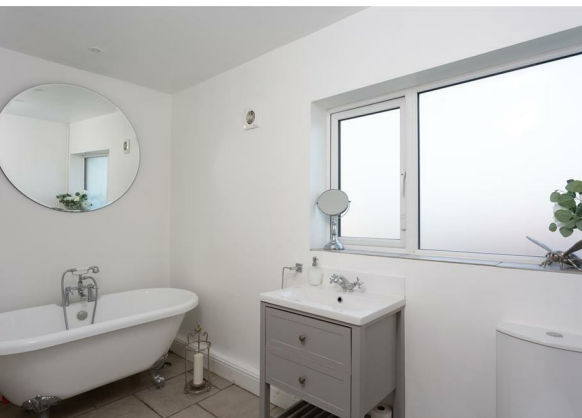
The fitted kitchen is modern in design and has a combination of base and wall storage units with laminate preparation surfaces and tiled splashbacks. There is an integrated steel sink with drying area as well as a fridge/freezer, electric oven and 4 ring electric hob. There is also a stylish breakfast bar and French doors to the rear elevation.



The house bathroom comprises a three-piece suite including a feature freestanding roll-top bathtub, low flush WC and wash hand basin.

To the first floor are three well-proportioned double bedrooms with bedroom one having a large dressing/storage area.

To the outside the property benefits from front & rear gardens with the enclosed rear garden being laid to lawn with patioed areas. There is a large concrete driveway allowing parking for multiple cars and a detached garage with 'up and over' door.



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

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: C

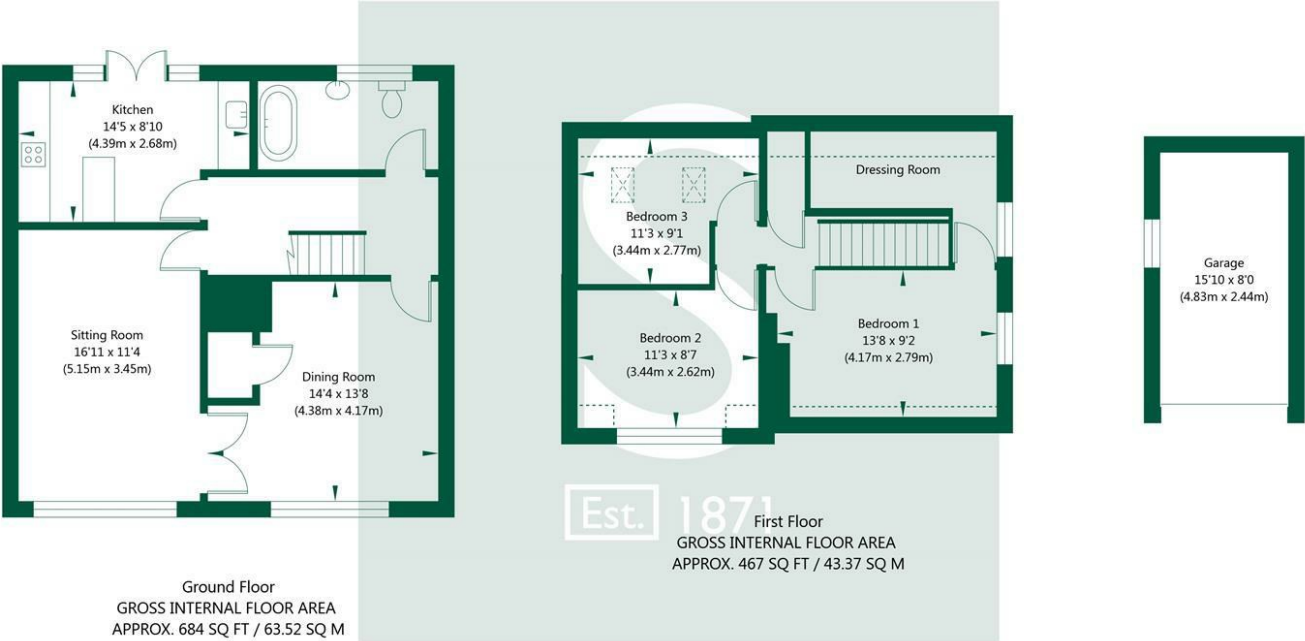
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

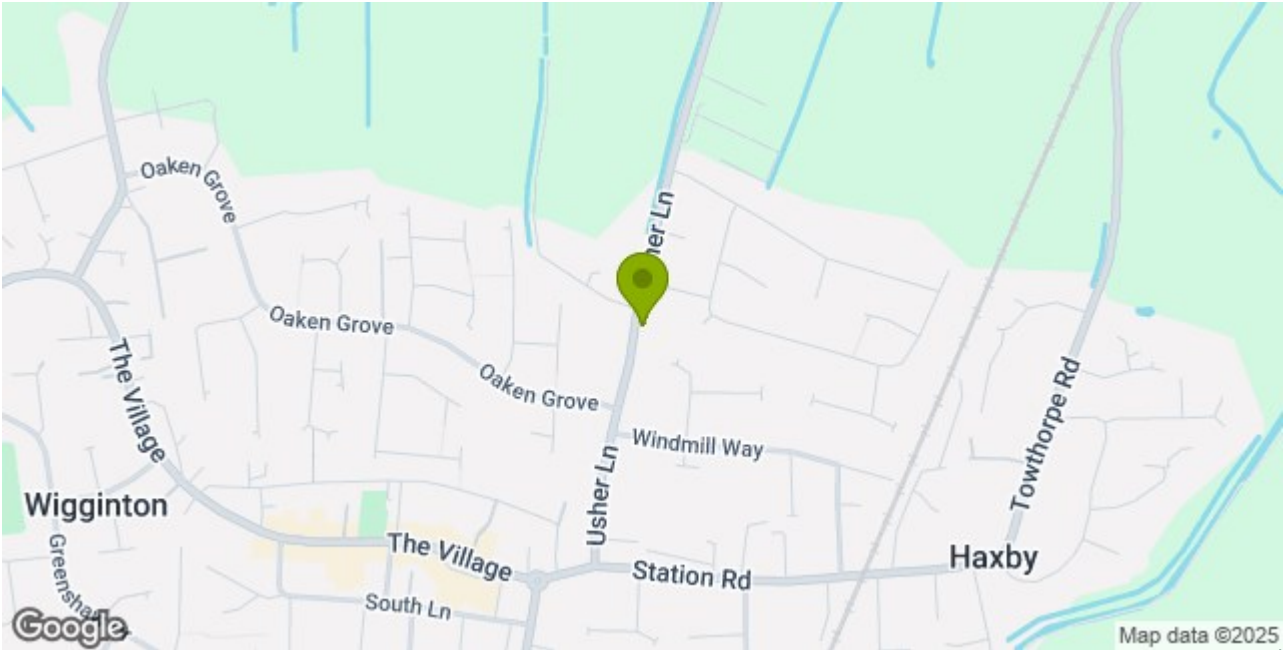


Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1151 SQ FT / 106.89 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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