



Birch Lane, Haxby, York £315,000

A spacious semi-detached home in this popular location benefiting from an enclosed rear garden, garage and ample off-street parking which is crucially available for sale with no onward chain.



Property

The property is accessed via a composite door leading into the large entrance hall with feature tiled flooring.

Through the entrance hall is the spacious sitting room with large window to the front elevation allowing light to flow into the room.

The dining kitchen is located towards the rear of the property and is one of the few areas that has not been upgraded by the current owners. The kitchen currently has base and wall storage units with laminate preparation surfaces incorporating a sink with drying area. There is a useful understairs storage cupboard with space for an electric cooker, fridge/freezer, dishwasher and washing machine. There is also a convenient access door leading out to the rear garden.

To the first floor the property has three well-proportioned bedrooms with bedrooms one and two both being double in size and bedroom three having built in storage space.

The house bathroom is contemporary in design with full-tiled walls and comprises a three-piece suite including bathtub with dual shower head over, low flush WC, wash hand basin with mixer tap and heated towel rail.

To the outside, the property has an enclosed rear garden with areas of artificial grass and patio. There is also ample off-street parking to the front of the property & 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.

Useful Information

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: TBC

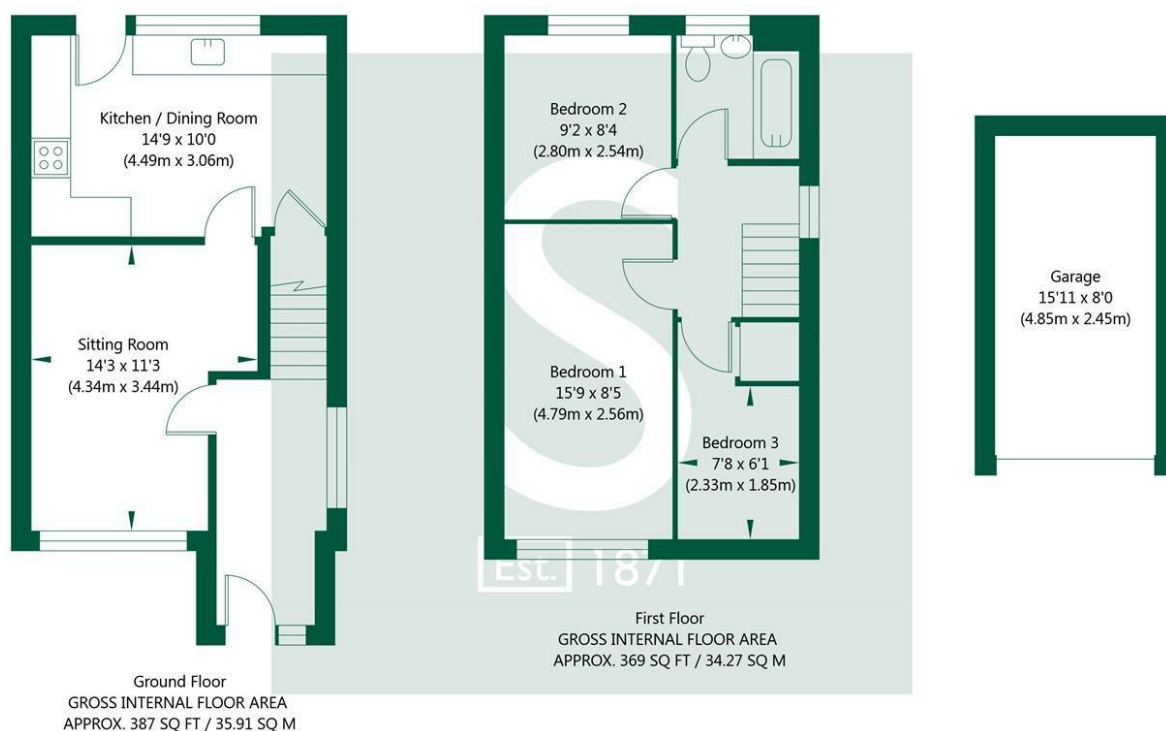
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

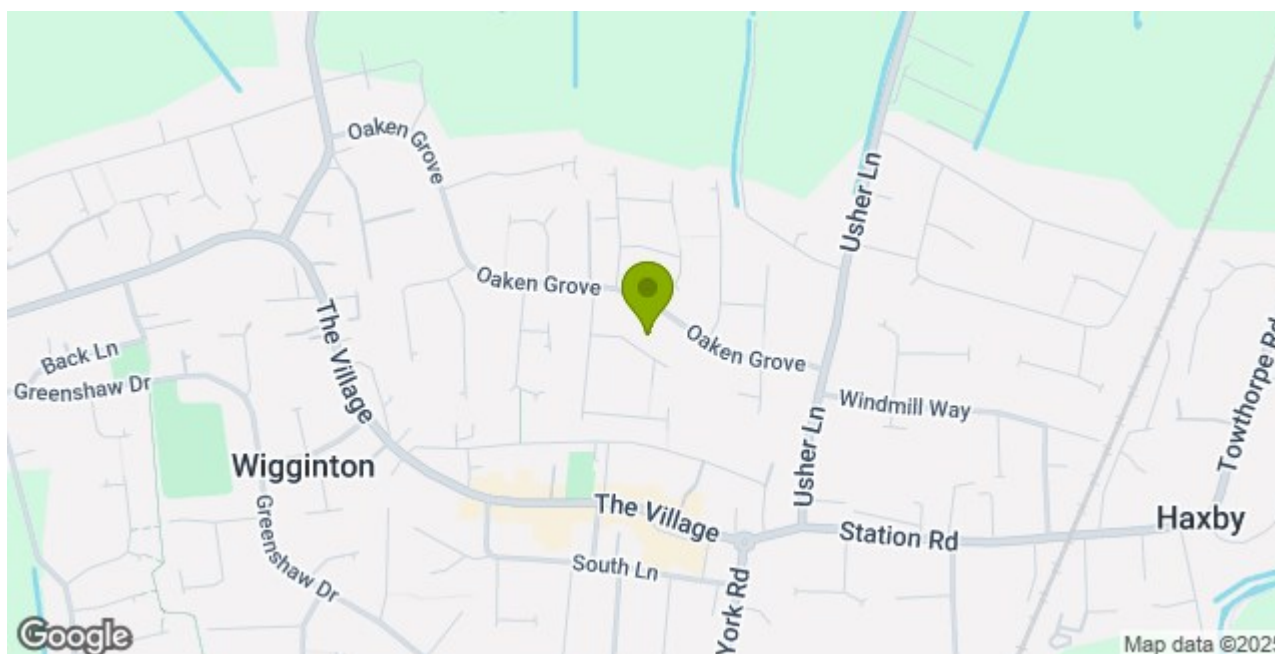
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900

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

Birch Lane, York, YO32 3RP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 756 SQ FT / 70.18 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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