



## Windmill Way, Haxby, York Asking Price £450,000

\*\*\*\* FEATURE BREAKFAST KITCHEN \*\*\*\*

A well proportioned detached bungalow set in this every popular location with modern fixtures and fittings, offering 3 double bedroom living accommodation with adjoining garage and lawned rear garden.





## Accommodation

This significantly upgraded and deceptively spacious detached bungalow, set within this ever-popular development within walking distance of Haxby's local amenities, ideal for retirees and those looking to downsize into more manageable accommodation.

Internally, the property is entered through a double glazed side entrance door into an L shaped reception hall. The hall has a built-in airing cupboard and cloaks cupboard as well as a single radiator and loft hatch.

The principal reception room is a spacious lounge, having a bay window to the front elevation with uPVC framed double glazed casements. There is an inset gas fire with marble hearth and matching surround. The lounge benefits from a double radiator and television aerial point.

One of the feature rooms of the property is the breakfast kitchen which has a modern range of built-in base units to three sides with Quartz worktops and inset ceramic sink unit. There is an additional range of matching high level storage cupboards with Quartz upstands. Included within the kitchen is a built-in Bosch electric oven with separate four point Zanussi induction hob with extractor canopy. There is an integrated fridge freezer as well as plumbing for a washing machine and dishwasher. The kitchen houses the Worcester gas fired central heating boiler, which has recently been refitted. There is a contemporary radiator, vinyl flooring, and ample space for a breakfast table.

The property boasts three double bedrooms, the main bedroom of which is positioned at the rear and has a bank of twin triple fronted wardrobes with chest of drawers and high level storage cupboards.

The second bedroom is located at the rear and is currently used as a reading room with French doors overlooking the rear garden.

Bedroom three has sliding patio doors to the side elevation. TV point. All three bedrooms benefit from radiators.

The internal accommodation is completed by a house bathroom which has a low flush W.C., and wash hand basin set in a vanity surround with cupboards and drawers. There is a walk-in shower cubicle with full height waterproof panelled splashbacks. The bathroom benefits from a radiator.

## To The Outside

The property is accessed directly off Windmill Way onto a front and side driveway which provides off street parking for numerous vehicles. The driveway in turn accesses the attached single garage being of brick construction with remote activated up and over garage door, light and power and EV charger.

Running full width across the front elevation is a flagged patio with a slate chipped front lawn, in addition to front and side planted borders. There is gated access down the side of the property through into the rear.

Running full width across the rear elevation is a flagged patio which steps out onto a central lawned garden with herbaceous borders. There is a secondary flagged patio adjoining the rear boundary and included within the sale is a garden shed and two greenhouses.

The rear garden is fully enclosed to all sides by fenced boundaries.

The property benefits from gas fired central heating and double glazing throughout and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

## Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

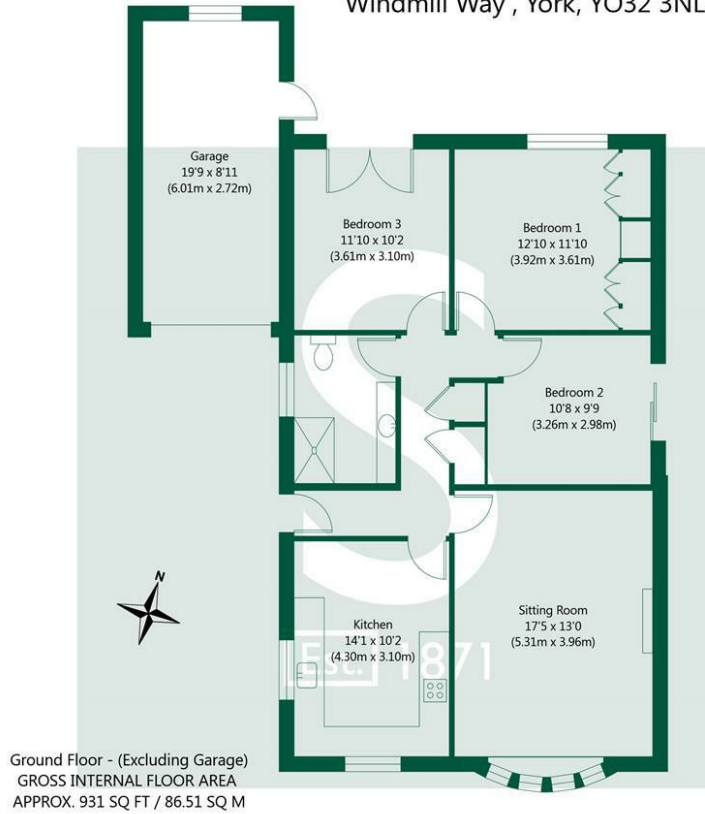
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

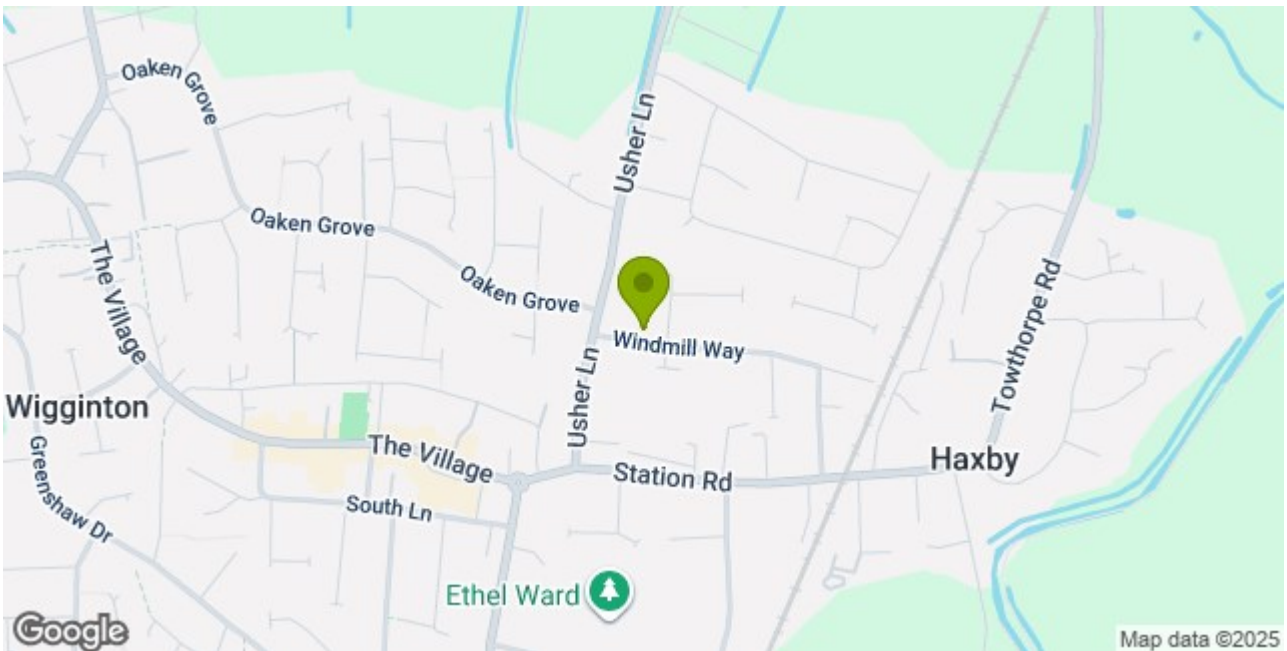
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

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

Windmill Way , York, YO32 3NL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 931 SQ FT / 86.51 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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