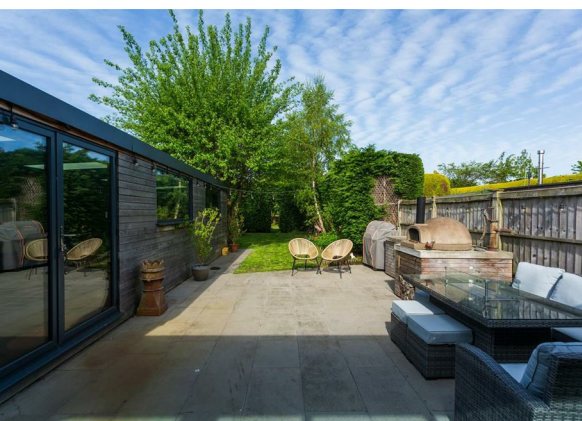
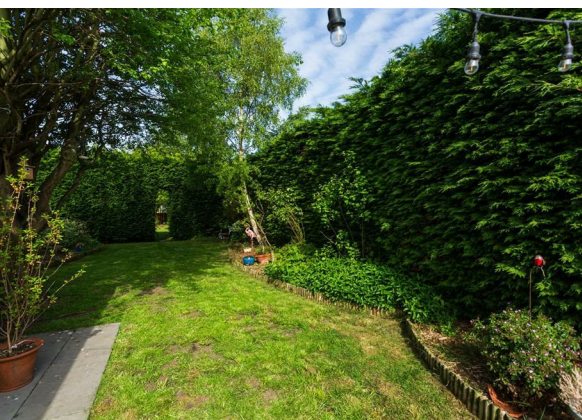




Usher Lane, Haxby, York, YO32 3LA Asking Price £450,000

**** FEATURE LIVING KITCHEN ****

A comprehensively improved semi detached dormer bungalow offering flexible family living accommodation with substantial lawned rear garden, home office / gym, and featuring a stunning open plan living kitchen.



Accommodation

A comprehensively upgraded and skilfully extended semi-detached Dormer bungalow, situated within walking distance of Haxby village and offering quick and easy access to the York Outer Ring Road, as well as the A64 Leeds Road.

The property has been finished to a high specification and is certain to be of interest to both young and mature families alike.

Internally, the property is entered via a composite front door into a reception hall, having a built-in cloak cupboard, built-in under stairs storage cupboard and radiator.

The principal reception room is a spacious lounge located at the front of the house having a feature wood burning cast iron stove set on a slate tiled hearth. The lounge includes a bay window to the front elevation as well as a television aerial point and double radiator. There is a separate study, which could also be used as a downstairs bedroom, which benefits from a radiator and window to the front elevation.

After the study, without doubt the feature room of the property, is the stunning open plan living kitchen forming part of the property's rear extension which creates the ideal family environment. The kitchen area benefits from a range of built-in base units with Butcher's block worktops and inset Belfast sink unit. There is an additional range of matching high level storage cupboards as well as a central serving island.

Included within the sale is a 5 point Range cooker with extractor canopy. There is an integrated dishwasher and a Samsung American style fridge freezer unit, which is available by separate negotiation.

Bifold doors lead out onto the rear gardens and there is ample space for both dining and living furniture. The extension features a superb roof lantern, in addition to twin contemporary radiators, a third traditional radiator, and turn staircase leading to the first floor accommodation.

The ground floor accommodation is completed by a downstairs utility room, which has a contemporary W.C. and wash hand basin. There is built-in storage space which provides plumbing for a washing machine and space for a tumble dryer, both of which are covered by a Quartz worktop. The utility features tiled flooring and a heated towel rail and was previously a full bathroom with plumbing in place for a bath and shower.

To the first floor are 3 generous bedrooms, the main bedroom of which is located at the front of the house, with bedroom 2 at the rear, and bedroom 3, which is L shaped in nature and being used as a dressing room with twin double fronted built-in wardrobes.

All 3 bedrooms benefit from radiators and there are Dorma windows to both the front and rear elevations.

Finally, there is a first floor bathroom featuring a low flush W.C. wash hand basin set in a vanity surround and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also has a heated towel rail, recessed ceiling down lighters, extractor fan and Dorma window to the rear elevation.

To The Outside

The property is accessed directly off Usher Lane onto a front hardstanding with adjoining gravelled lawn which provides off street parking for numerous vehicles. There is gated access down the side of the property, and the front garden has an enclosed walled and fenced boundary.

Adjoining the side elevation is a secondary driveway with a covered wood store and external water tap.

One of the outstanding features of the property is a rear garden which extends to approximately 100 ft in length.

Adjoining the rear elevation is a substantial flagged patio with purpose-built kiln and wood store ideal for outside entertaining.

Included within the sale is a purpose-built home office/studio which is currently being used as a gymnasium which benefits from light and power throughout.

The rear garden is separated into 2 parts, with both parts being extensively laid to lawn with herbaceous woodchip side borders. The second part of the garden provides raised vegetable and fruit beds, and the rear garden is fully enclosed to all sides by fenced and tree lined boundaries ideal for children and pets.

A timber build shed is also included within the sale.

The property benefits from double glazing.

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

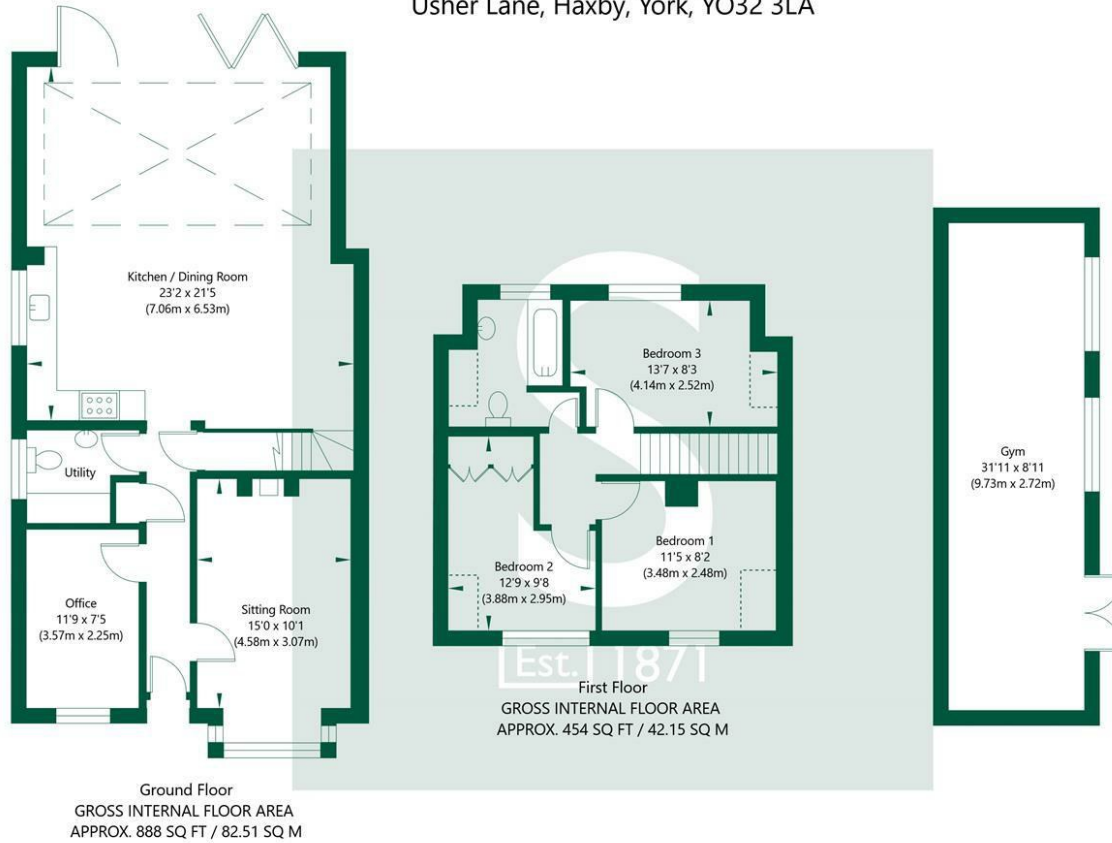
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

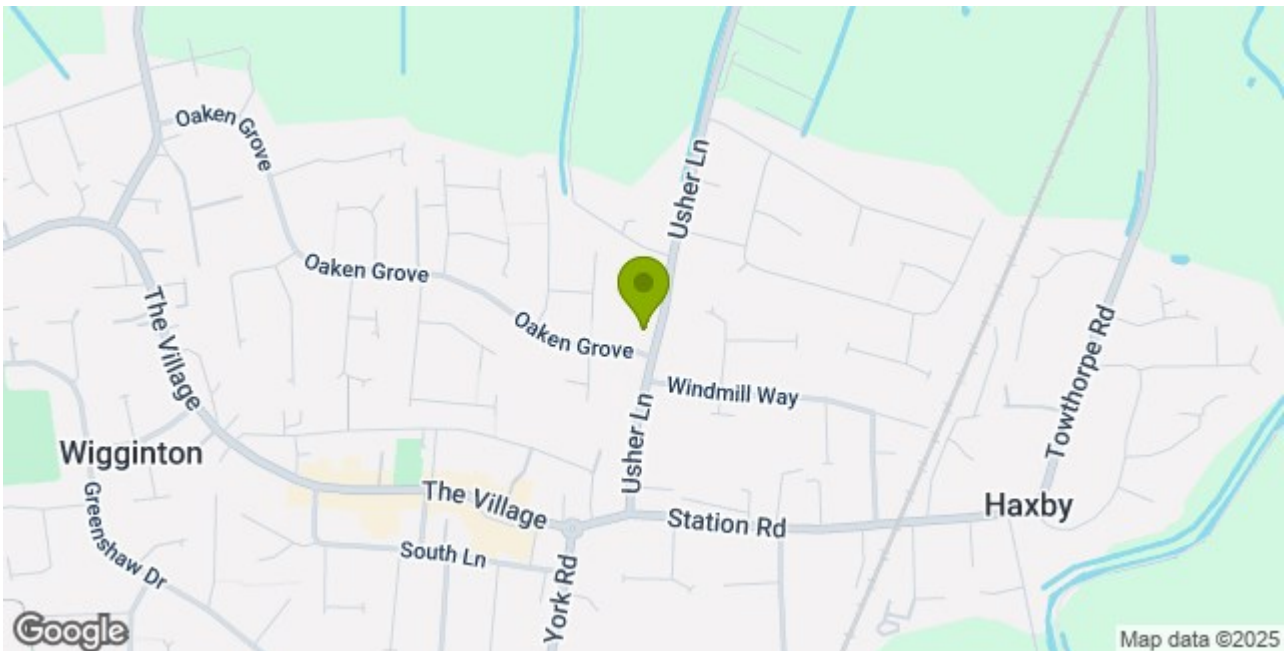
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Usher Lane, Haxby, York, YO32 3LA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1627 SQ FT / 151.13 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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