



**Sandyland, Haxby York YO32 2FG**

**welcome to**

**Sandyland, Haxby York**

Now available on the open market with NO ONWARD CHAIN is this charming two bedroom detached bungalow located on Sandyland, one of Haxby's most desirable cul-de-sacs.





### Entrance Porch

### Lounge

21' 9" x 10' 3" ( 6.63m x 3.12m )

### Conservatory

16' 2" x 8' 10" ( 4.93m x 2.69m )

### Bedroom 1

14' 6" x 10' 4" ( 4.42m x 3.15m )

### Bedroom 2

10' 2" Wardrobe x 7' 1" Wardrobe ( 3.10m Wardrobe x 2.16m Wardrobe )

### Bathroom

### Garage

16' 9" x 7' 6" ( 5.11m x 2.29m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Sandyland, Haxby York

- DETACHED BUNGALOW
- TWO BEDROOMS
- OFF STREET PARKING
- GARAGE
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105491](http://williamhbrown.co.uk/Property/HAX105491)



Property Ref:  
HAX105491 - 0003

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