



Usher Lane, Haxby York YO32 3LA

welcome to

Usher Lane, Haxby York

Welcome to Usher Lane.. This charming Three bedroom semi-detached dormer bungalow offers a perfect blend of modern living and convenience, ideally situated just a stone's throw away from Haxby's local amenities.





Entrance Hall

Lounge

18' x 10' (5.49m x 3.05m)

Dining Room

12' 9" x 10' (3.89m x 3.05m)

Kitchen

14' 8" x 8' 2" (4.47m x 2.49m)

Bedroom 1

9' 4" x 9' 2" (2.84m x 2.79m)

Bedroom 2

16' 10" x 8' 5" (5.13m x 2.57m)

En Suite

Bedroom 3

15' x 6' 10" (4.57m x 2.08m)

Bathroom

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Usher Lane, Haxby York

- THREE BEDROOMS
- SEMI DETACHED DORMER BUNGALOW
- VILLAGE LOCATION CLOSE TO AMENITIES
- GARAGE AND DRIVEWAY
- NO CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105570



Property Ref:
HAX105570 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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