



Moor Lane, Haxby, York Asking Price £450,000

**** SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION ****

A 3 bedroom detached bungalow, offered with no onward chain, and set within lawned gardens with off road parking and detached garage.



Accommodation

There is a side entrance into the property which in turn leads through into the breakfast/kitchen which has a range of built in high- and low-level storage cupboards with laminated worktop and stainless steel sink unit. The kitchen includes a five-point gas hob, cooker and automatic washing machine, dishwasher and fridge freezer. Tiled splash backs and a walk-in pantry cupboard.

Located off the entrance hall is a downstairs cloakroom having a wash hand basin and low flush w/c.



Located at the front of the property is a separate dining room with the principal reception being a lounge that has a bay window to the front elevation. The lounge includes an open fireplace with a brick raised hearth with quarry tiles. Internal doors lead through into the conservatory beyond. The lounge includes a television aerial point and cove cornices. The conservatory is L shaped in nature being of brick and uPVC construction with surround casement windows and French doors that lead out onto the rear garden beyond. The property has three bedrooms all of which include built-in wardrobes in addition to a separate office.



The internal accommodation is completed by the house bathroom which has a low flush w/c, wash hand basin set within a vanity surround and inset bath. There are tiled splashbacks and a built-in airing cupboard housing the hot water cylinder and electric immersion heater.

To The Outside

The property fronts onto Moor Lane having a tarmac and gravel hardstanding to the front of the property which provides access for off street parking. At the side of the property is a further hardstanding which in turn accesses a detached garage.



Directly to the rear of the property is a flagged patio which adjoins a gravelled rockery and pond.

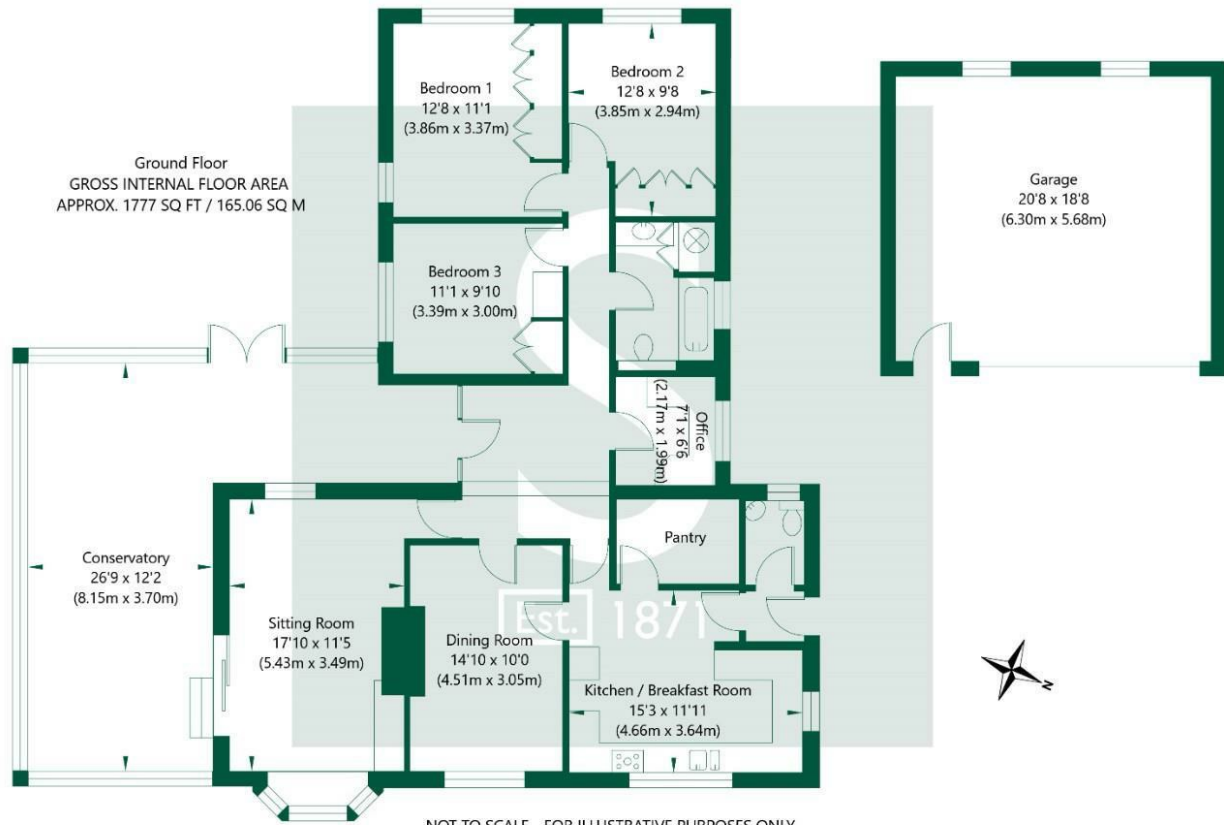
The majority of the rear garden is laid to lawn with hedge lined boundaries. There is a lean-to greenhouse to the rear of the garage.

Agricultural Occupancy Condition

Occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry, or a widow or widower of such a person.



Moor Lane, Haxby, York, YO32 2QW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1777 SQ FT / 165.06 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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