



Sycamore Close, Haxby, York, YO32 2ZX

£295,000



EXTENDED 3 BED END TERRACE - 17FT
LIVING ROOM - OPEN PLAN EXTENDED
KITCHEN DINER - UTILITY ROOM -
DOWNSTAIRS WC - EPC RATING C

We are delighted to offer for sale this extended property on a Haxby cul de sac, situated near to the local convenience store, bus route and handy for both Headlands Primary School and walking distance to Joseph Rowntree School. Offering an extended 17ft living room as well as an all-important open plan extended kitchen diner with patio doors to the garden we are sure it will be of interest to the local market. Upstairs are the 3 bedrooms and family bathroom whilst downstairs has the added benefit of a utility room and separate WC. Call Hunters Haxby for your viewing of this well-laid-out home.

Council Tax is currently Band B, EPC Rating C.



Entrance Vestibule

To the front of the property is an entrance vestibule which is accessed via a UPVC glazed door. There is a window to the side elevation and a door into the stair lobby.

Stair Lobby

Stairs to the first floor and a door into the living room.

Living Room

The living room is located at the front elevation of the home. There are two windows to the front and a central heating radiator. There is a further door leading to the dining kitchen.

Dining Kitchen

The dining kitchen is located at the rear elevation. The kitchen is well-equipped with a host of fitted base and wall units with coordinating worktops with an integrated sink with a mixer tap. The kitchen also has an integrated dishwasher and space for additional appliances. This room benefits from having a window, glazed french doors and two skylight windows that allow ample natural light into the room.

There is also access to the utility room and a useful undertairs storage cupboard.

Utility Room

The utility room has space and plumbing for appliances. There is a window to the side elevation and a door providing access to the W.C.

W.C

The W.C. has a pedestal hand wash basin and a toilet.

First Floor

The first-floor landing provides access to three bedrooms and the bathroom.

Bedroom One

This double bedroom is located to the front elevation. There is a double-glazed window and a central heating radiator.

Bedroom Two

This double bedroom is located to the rear elevation. There is a double-glazed window and a central heating radiator.

Bedroom Three

This spacious single bedroom is located to the front elevation. There is a double-glazed window and a central heating radiator.

Bathroom

The bathroom is fitted with a white suite including a curved bath with a shower above and glass shower screen, a hand wash basin sat on a vanity unit and a toilet. The walls are tiled and there is a double-glazed window to the rear elevation.

External

To the front of the property, there is a graveled area providing off-street parking. There is also a paved path leading to the front door.

To the rear of the property, the garden is mainly laid to lawn with the addition of a decked area. There are also paved areas and a timber garden shed.

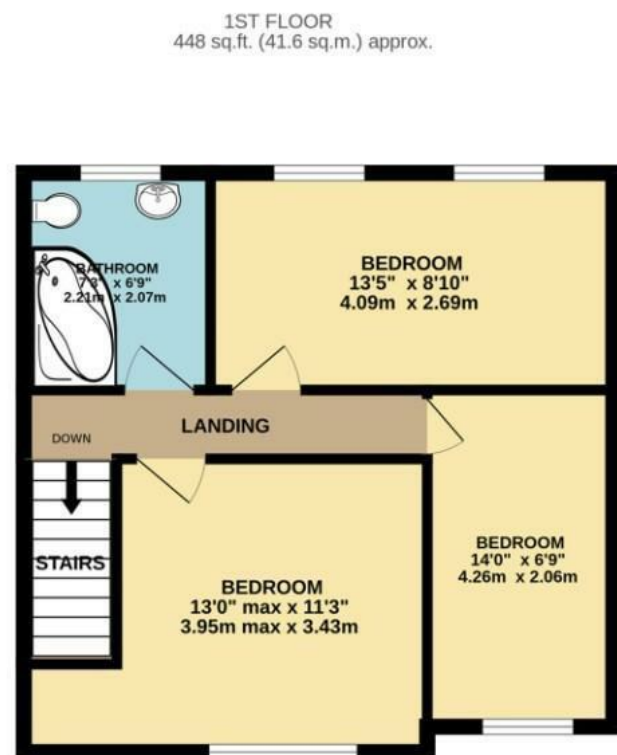
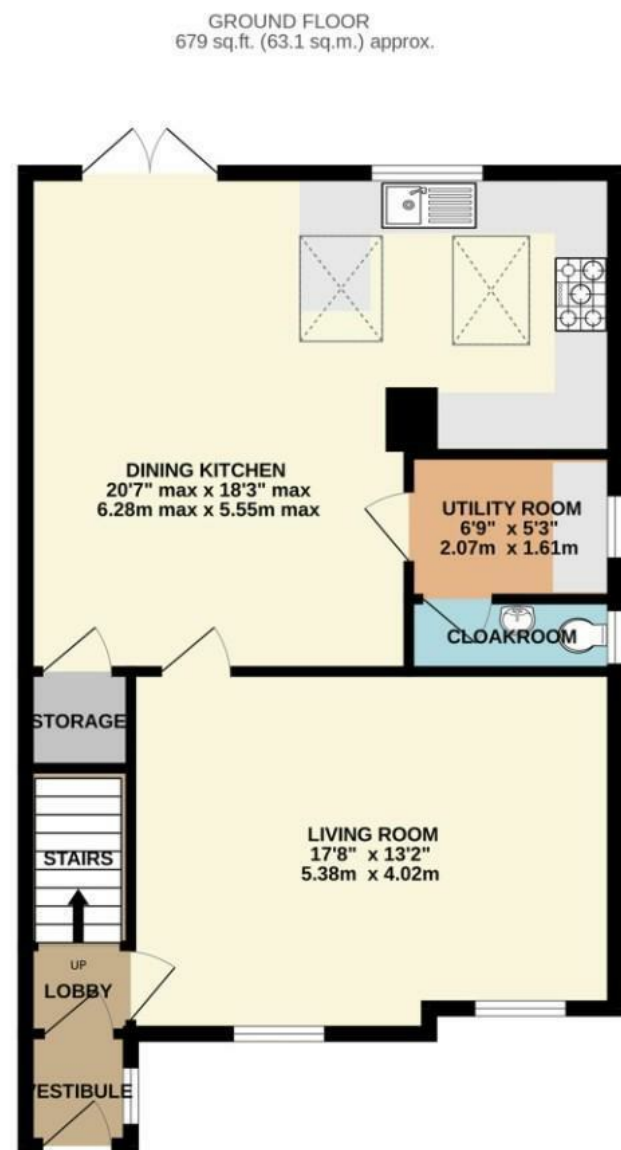
Additional Information

- Tenure: Freehold
- Heating: Gas Central Heating
- Double-Glazed Windows
- EPC Rating: C (Currently 71 C Potential 82 B)
- Council Tax Band: B (York City Council)

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Tenure: Freehold
Council Tax Band: B



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Extended 3 Bedrooms
- End Terrace
- Open Plan Dining Kitchen
- Off Street Parking
- Rear Garden
- Downstairs Utility & WC
- Council Tax Band: B
- EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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