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28 North Lane, Haxby, York, YO32 3JP

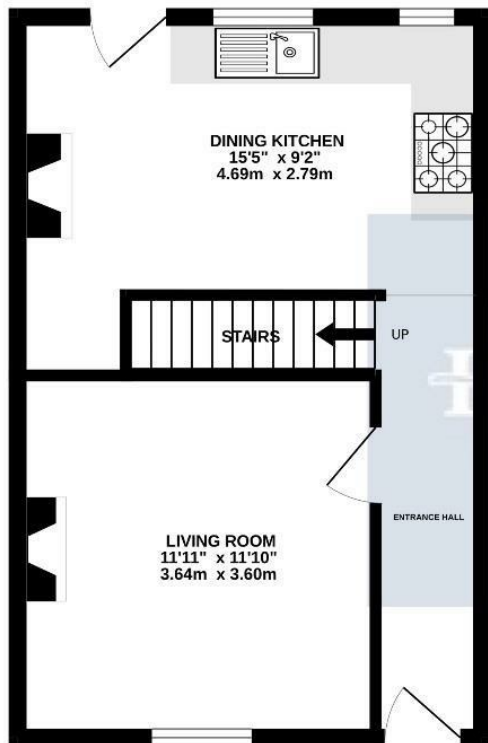
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Guide Price £300,000

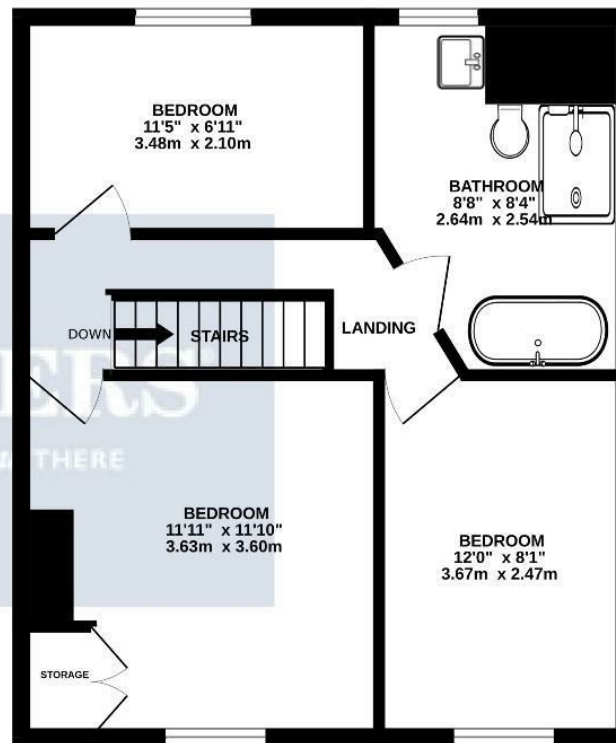
Available to purchase in the popular town of Haxby is this charming three-bedroom period terraced cottage boasting original features some of which date back to the 1800's. To the ground floor there is a dining kitchen and a cozy living room. To the first floor there are three bedrooms and a bathroom which includes both a roll-top bath and a walk-in shower. This property also benefits from having a south-facing enclosed garden. Viewings are a must to appreciate the charm of this property and the accommodation on offer. EPC Rating D, Council Tax Band: C

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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **Three Bedroom period terraced cottage**
- **Gas Central Heating**
- **EPC Rating D**
- **Enclosed South Facing Rear Garden**
- **Walking Distance To Local Amenities**
- **Council Tax Band C**
- **Open Fire Place**
- **Situated in the delightful conservation area**

Entrance Hall

The property is accessed via a UPVC entrance door. On entering the property, you are welcomed into the entrance hall which provides access to the living room and dining kitchen. There is also the stairs to the first floor accommodation and a central heating radiator.

Living Room

The living room is located to the front of the property. There is an open fire with period surround, a window to the front elevation and a central heating radiator.

Dining Kitchen

This room is located to the rear of the property. Again, there is a fireplace, two windows to the rear elevation which have views into the garden and there is also a glazed door providing access to the rear. The kitchen is fitted with a range of base units with complementary worktops, a ceramic sink with a mixer tap and space and plumbing for additional appliances.

Landing

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

Bedroom One

This bedroom is located to the front elevation of the home. There is a built-in storage cupboard, a fireplace (not used), a window to the front and a central heating radiator.

Bedroom Two

This bedroom is located to the front elevation of the home. There is a window to the front and a central heating radiator.

Bedroom Three

This bedroom is located to the rear elevation. There is a window to the rear with views overlooking the garden and there is also a central heating radiator.

Bathroom

The bathroom is fitted with a roll-top bath, a walk-in shower, a pedestal hand wash basin and a toilet. There is also a central heating radiator and a window to the rear elevation.

External

To the rear of the property is an enclosed garden which is gravelled for ease of maintenance which is accessed from the house or the walkway from the front (see below Additional Information). There is also a pond and a raised bed.

Additional Information

- Tenure: Freehold
- Council Tax Band: C (York Council)
- EPC Rating: D
- Gas Central Heating

Please be advised this property does not have allocated parking. Parking is on-street. In addition, the passageway allows pedestrian access to the rear of the row of terraced properties for bins/cycles etc. Number 30 has similar access available via this property's garden and the walkway.

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.







