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# Barley View, Haxby, York

Asking Price £275,000

**\*UNEXPECTEDLY RE-OFFERED TO THE MARKET DUE TO CHAIN COLLAPSE\*** Offered to the market is this TWO BEDROOM DETACHED BUNGALOW. Briefly comprising a kitchen, dining lounge, two bedrooms, a bathroom and a conservatory internally, whilst externally also benefitting from front and rear gardens, a driveway and a detached garage. The property allows easy access to essential amenities and is close to a bus stop, making transportation convenient.

EPC Rating: To Follow Council Tax Band: C

- **Detached Bungalow**
- **Two Bedrooms**
- **Conservatory**
- **Front & Rear Gardens**
- **Driveway**
- **Garage**
- **EPC Rating: To Follow**
- **Council Tax Band: C**

## Kitchen

Entrance into the property is via a glazed upvc door to the side elevation into the kitchen. The kitchen is located to the front elevation of the property comprising a range of fitted wall and base units, roll top worktops, integrated stainless steel sink, integrated gas hob and electric oven and space and plumbing for additional appliances. There are two windows (one to the front and one to the side), a central heating radiator, a storage cupboard which houses the central heating boiler and there is a door to the inner hall.

## Inner Hall

The inner hall provides access to the kitchen, dining lounge, bathroom and two bedrooms. There is also a ceiling hatch providing access into the loft.

## Dining Lounge

Accessed from the inner hall, the dining lounge can accommodate both living and dining furniture and there are windows to the front and side elevations. There is also a central heating radiator.

## Bedroom One

This is the larger of the bedrooms. There are sliding glazed doors providing access to the conservatory and there is also a central heating radiator.

## Conservatory

The conservatory is accessed from the main bedroom. There is also a door providing access to the rear of the property.

## Bedroom Two

A further double bedroom with a window to the rear elevation and a central heating radiator.

## Bathroom

The bathroom is fitted with a bath with a shower head fitting and shower curtain, a

pedestal hand wash basin and a toilet. There is also an opaque window to the side elevation.

## External

To the front of the property the garden is lawned, with a paved driveway to the side of the property leading to the garage. To the rear of the property the garden is divided into a grass lawn and a paved patio area.

The detached garage has an up and over door, power and lighting and a window to the side elevation looking into the garden.

## Additional Information

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: To Follow
- Gas Central Heating
- Double Glazed Windows

## 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.











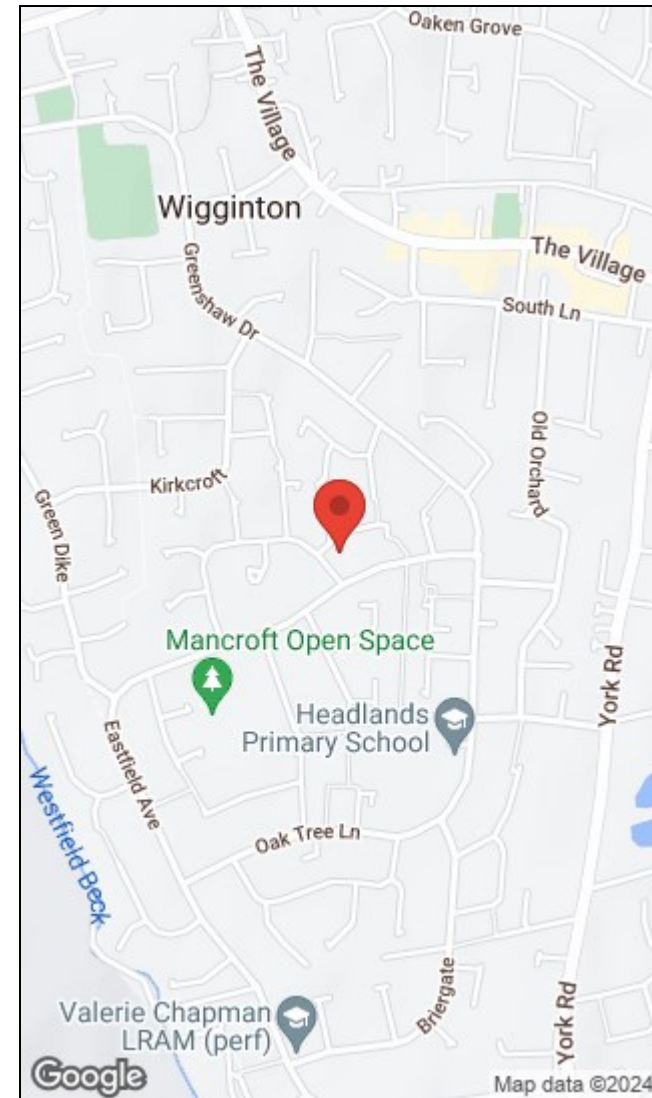


GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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