



HUNTERS[®]
HERE TO GET *you* THERE



Ploughlands, Haxby, York, YO32

Offers In Excess Of £300,000

- Detached
- Garage
- EPC Rating: D
- Three Bedrooms
- Driveway
- Council Tax Band: C
- Dining Lounge
- Rear Garden

Entrance Lobby

On entering the property you are welcomed into the the entrance lobby where there is a door into the dining lounge and stairs to the first floor accommodation.

Dining Lounge

The dining lounge has ample space for both living and dining furniture. There is an electric fire set in a fire surround as well as a central heating radiator, a large window to the front elevation and double-glazed French doors to the rear elevation providing access to the rear garden. There is also a door to the kitchen.

Kitchen

The kitchen can be accessed via the dining lounge or an external door to the side of the property. The kitchen is fitted with a range of wall and base units, worktops, a stainless steel sink with a mixer tap, an electric oven, and space and plumbing for a washing machine. There is also a window to the rear elevation, a central heating radiator and access to a cupboard where the home's gas boiler is located.

First Floor

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

Bedroom One

This double bedroom benefits from having built-in wardrobes. There is also a central heating radiator and a double-glazed window to the front elevation.

Bedroom Two

This double bedroom has a window to the rear elevation, there is also a central heating radiator.

Bedroom Three

This single bedroom has a window to the front elevation and a central heating radiator.

Bathroom

The bathroom is fitted with a bath with a shower over and glass shower screen, a pedestal hand wash basin and a toilet. There is also a double-glazed window to the rear elevation and a heated towel ladder.

External

To the front of the property there is a driveway providing off-street parking and also leading the garage. The front garden has been graveled which the current occupiers use as additional off-road parking. To the rear of the property the garden has been designed with ease of maintenance in mind. there is a paved seating area and the remainder of the garden has been graveled. There is also an outside tap.

There is a detached brick-built garage with power and lighting.

Additional Information

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

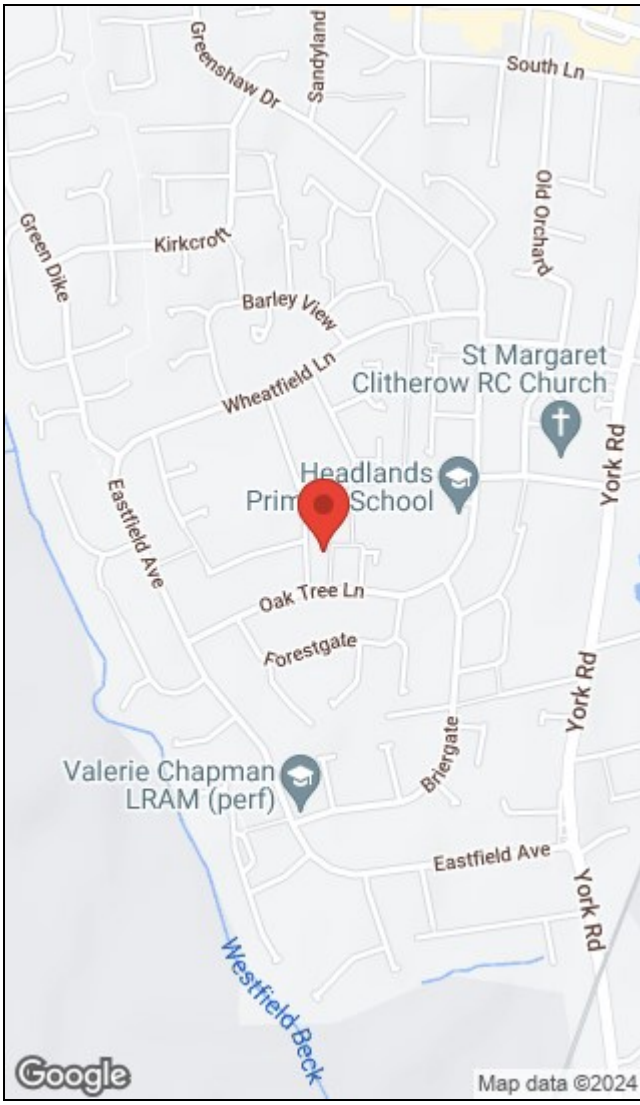
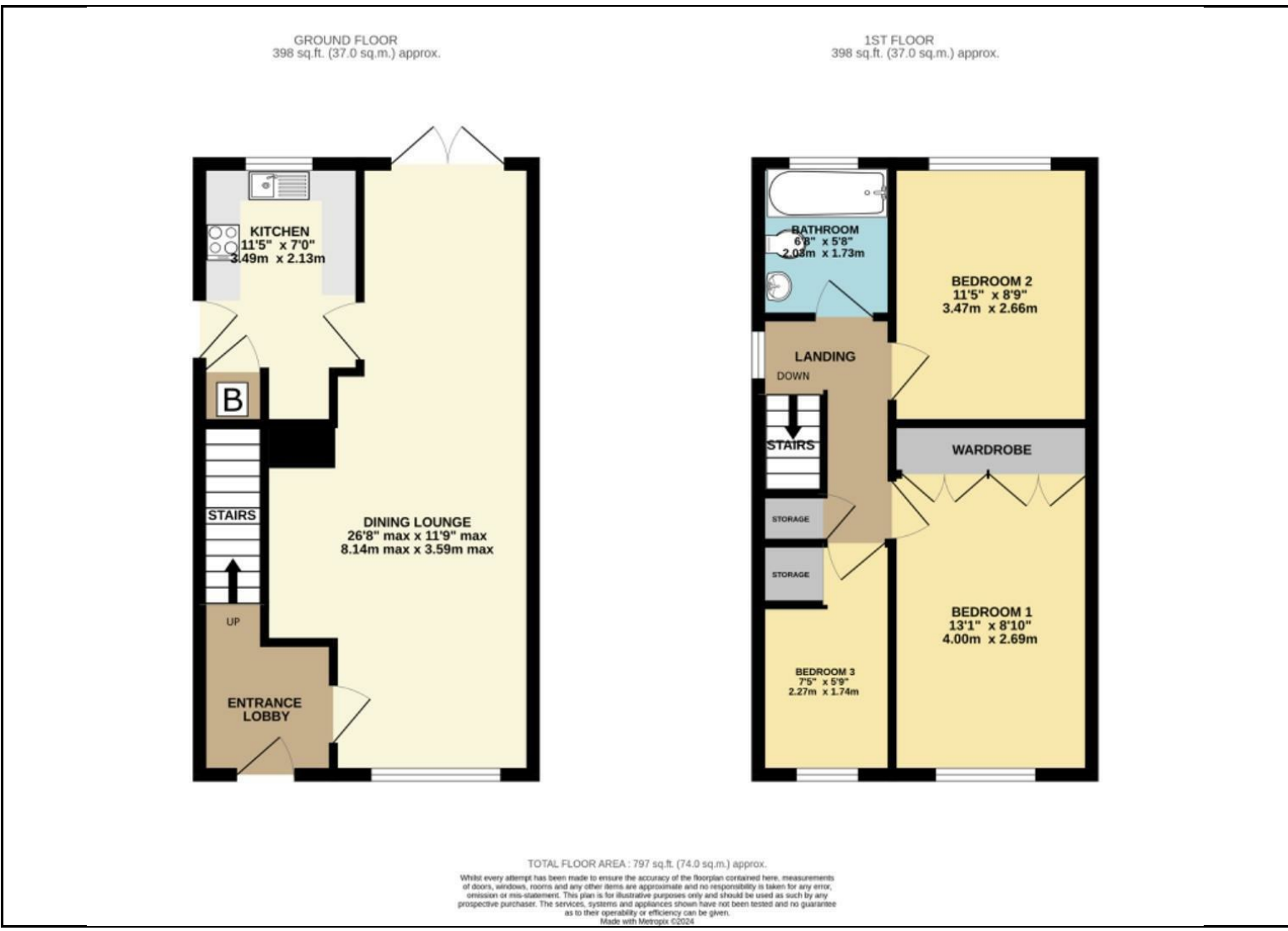
Disclaimer

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.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.