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# The Village, Haxby, York

Guide Price £275,000

**2 BED END TERRACE - PERIOD PROPERTY - FANTASTIC CENTRAL HAXBY LOCATION - WELL PRESENTED THROUGHOUT - GAS CENTRAL HEATING - EXTENSIVE DOUBLE GLAZING** - Introduced to the market in the sought-after town of Haxby is this charming two-bedroom end-of-terrace residence. The ground floor features two reception areas along with a well-appointed kitchen, while upstairs accommodates two bedrooms and a bathroom. Further enhancing its appeal, the property includes an enclosed courtyard and a single garage. Positioned adjacent to Haxby's picturesque Wyre Pond and conveniently within walking distance of amenities. Viewings are highly recommended to appreciate the accommodation on offer. EPC rating D, Council Tax Band C

## Property Description

On entering the property through the hardwood front door, you are welcomed into an entrance vestibule with a tiled floor, which leads into a further hallway which provides access to the living and dining rooms, there is also a radiator. The bay-fronted living room has an art deco-style fireplace (decorative only) and a radiator.

The dining room centers upon a redundant log burner which formerly heated the hot water but is no longer used and is set on a tiled hearth. There is also a central heating radiator, a window to the rear elevation, stairs to the first-floor accommodation and access to the kitchen.

The kitchen has a range of fitted wall and base units, tiled splashback, an electric oven, a gas hob, space for fridge freezer and space and plumbing for a washing machine. There is also a central heating radiator and a window and glazed door to the side elevation. Beyond the kitchen is access to a rear lobby/utility area where there is space for a dishwasher. There is also a window to the side elevation and a door providing access into the attached single garage which has an up and over door, a window to the side and lighting.

The first-floor landing provides access to two bedrooms and a bathroom, there is also access to the loft space via a ceiling hatch where there is a drop down ladder, the loft is partially boarded. Bedroom one is located to the front of the property and has two sash style UPVC double glazed windows to the front, a decorative fireplace, built-in storage cupboards and two radiators. The second bedroom is located to the rear of the property and again has a decorative fireplace, a double glazed window and a radiator.

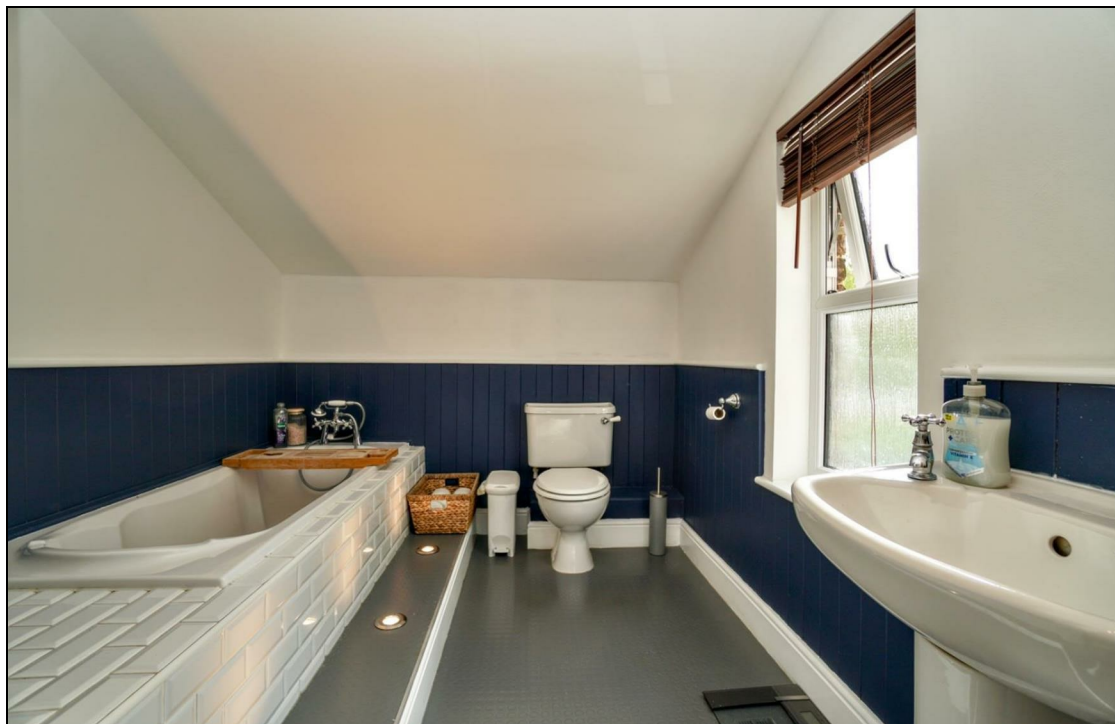
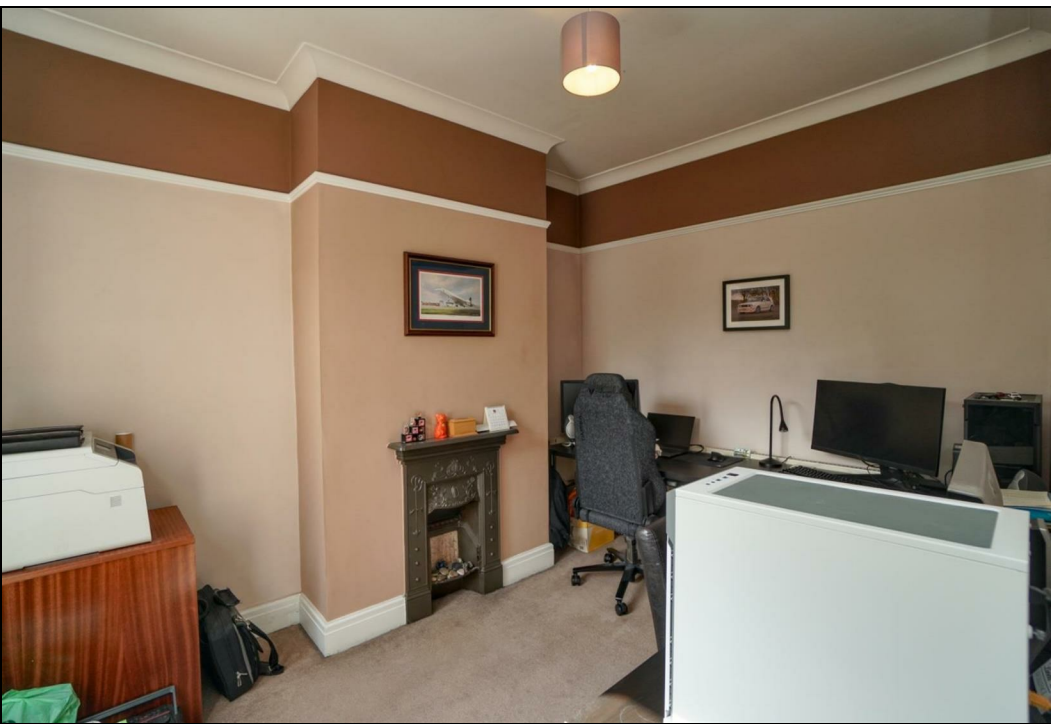
Externally to the rear of the property is an enclosed courtyard where there is room for a table and chairs. There is also a side gate providing access to a side lane and easy access to Wyre Pond.

## 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.















TOTAL FLOOR AREA: 827 sq.ft. (76.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan (including levels, measurements of doors, windows, stairs and any other items) an approximate and not guaranteed to be taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 2021



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	86
(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>	
Not energy efficient - higher running costs	62
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	86
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	62
EU Directive 2002/91/EC	

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