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Gateland Close, Haxby

Asking Price £239,950

Brought to the market with no onward chain is this well-proportioned two-bedroom terraced home. Located with easy access to both Haxby & Wigginton. Comprising an entrance lobby, living room, breakfast kitchen and a conservatory to the ground floor and two bedrooms and a bathroom to the first floor. The property has low-maintenance gardens to the front and rear. EPC Rating C, Council Tax Band: B

- No Onward Chain
- Breakfast Kitchen
- Enclosed Rear Garden
- Easy access to Wigginton & Haxby
- Conservatory
- EPC: C
- Two Bedrooms
- Bathroom
- Council Tax Band: B

Property Description

On entering the property front, you are welcomed into an entrance lobby where there is a window to the side, a central heating radiator and a door providing access into the living room.

The living room is situated to the front elevation of the home. There is a door providing access to the breakfast kitchen and stairs to the first-floor accommodation. There is a window to the front elevation and a central heating radiator.

To the rear of the property is the breakfast kitchen. The kitchen is fitted with a range of wall and base units complimented with worktops with an integrated sink and mixer tap, an integrated fridge freezer and a gas hob and electric oven with a filter hood, a central heating radiator a window and a glazed door providing access into the conservatory. There is also access to a useful understairs storage cupboard.

Completing the ground floor is the conservatory which is located to the rear elevation of the property. The conservatory has space and plumbing for appliances (e.g. washing machine) and there is also a central heating radiator.

To the first floor there are two bedrooms and a bathroom. The main bedroom is located to the front elevation of the home. There is access to a built-in cupboard and there is a central heating radiator and a window to the front. The second bedroom is located to the rear elevation and has a central heating radiator and a window to the rear.

The tiled contemporary bathroom is fitted with a white suite comprising a free-standing bath, a pedestal hand wash basin and a toilet. There is also a heated towel ladder and an opaque window to the rear elevation.

Externally to the front of the property the garden has been gravelled for ease of maintenance. To the rear of the property the enclosed garden is paved with established borders and a timber garden shed.

Additional Information

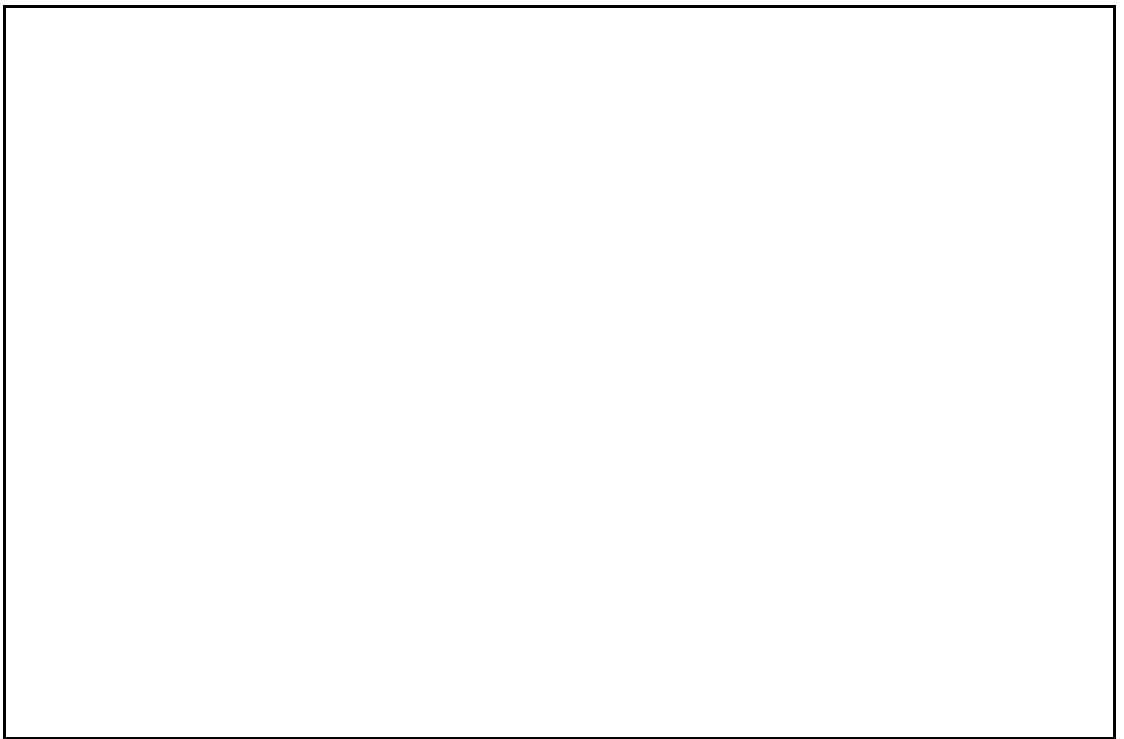
- Tenure: Freehold
- Mains Gas
- Double Glazed Windows
- Council Tax Band: B
- EPC Rating: C

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.

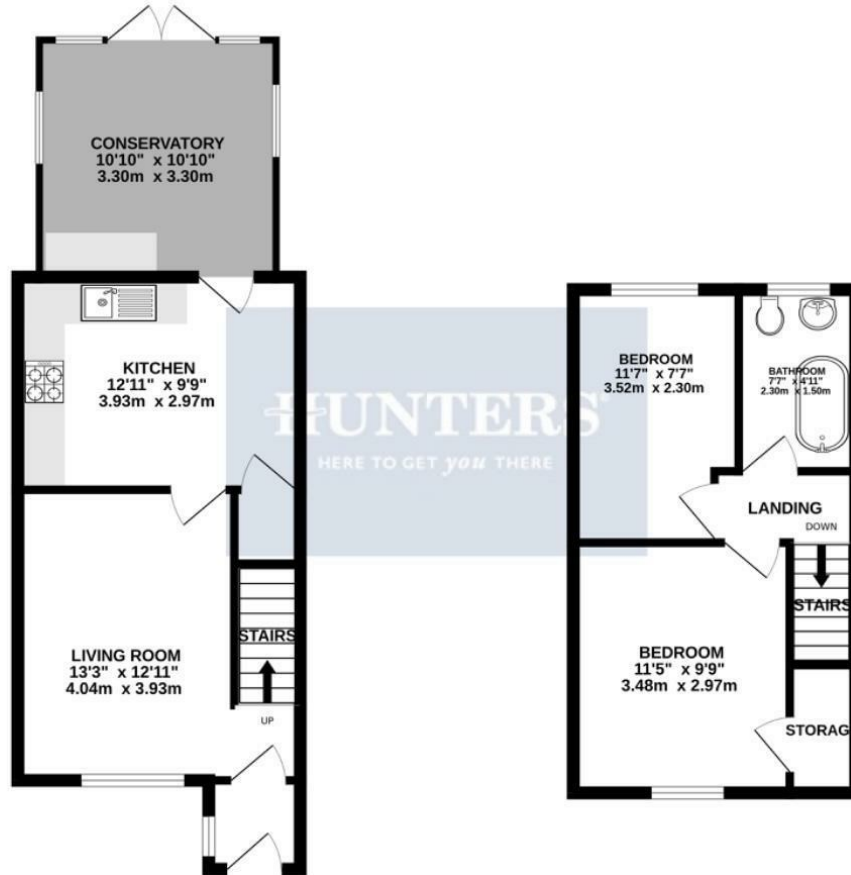




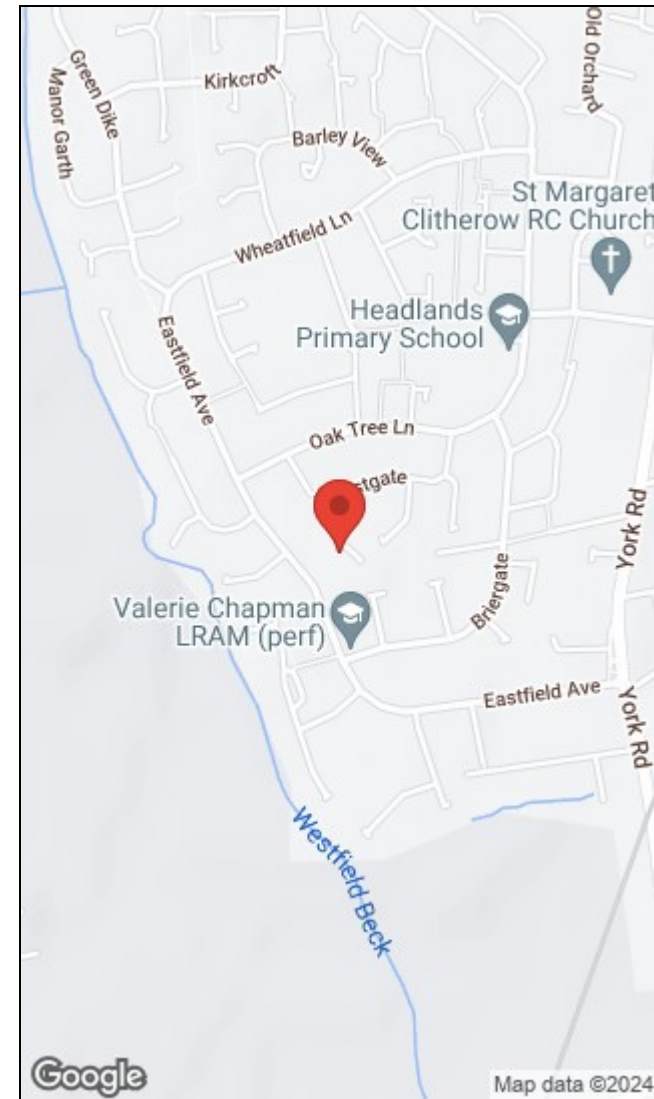


GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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