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4 Farmstead Rise, Haxby, York, YO32 3LL

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Guide Price £550,000

*** 3 BED DETACHED DORMER BUNGALOW *** NO ONWARD CHAIN *** SPACIOUS ACCOMMODATION THROUGHOUT ***
ENSUITE TO GROUND FLOOR DOUBLE BEDROOM *** DELIGHTFUL SOUTH FACING GARDEN *** 2 X DRIVEWAY & 2 X SINGLE
GARAGE *** SOUGHT AFTER HAXBY CUL DE SAC *** HANDY FOR YORK ROAD***

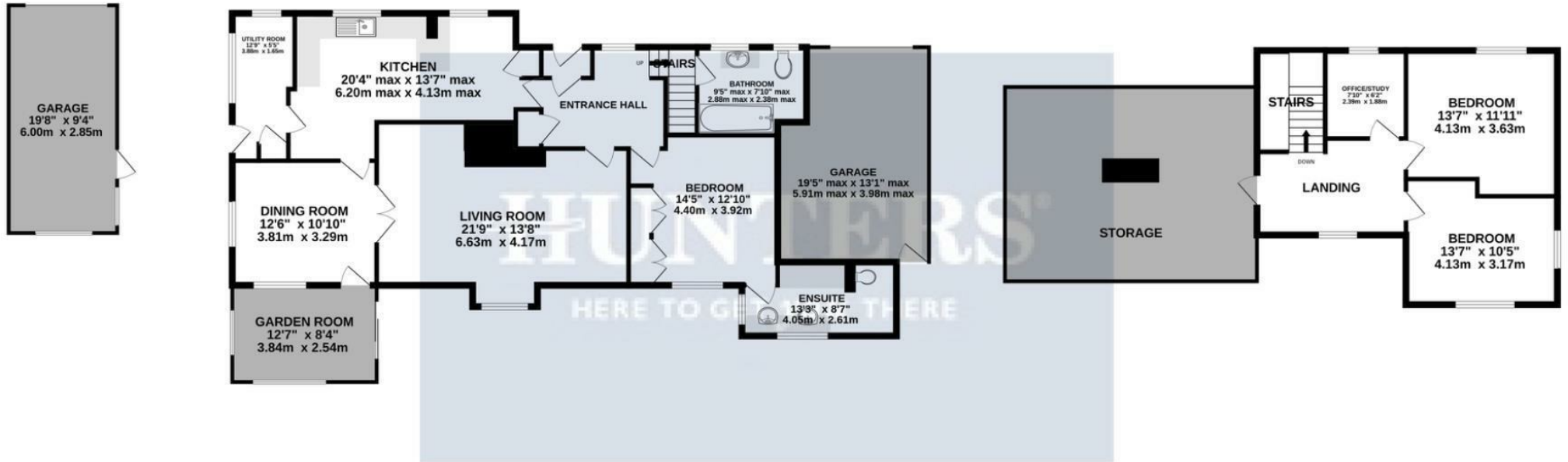
Brought to the open market with no onward chain in Haxby is this well-proportioned three-bedroom detached dormer bungalow. To the ground floor, there is an entrance hall, breakfast kitchen, dining room, living room, garden room, a utility, the main bedroom with an ensuite shower room and also a further bathroom. To the first floor, there are two further double bedrooms and a box room. This property benefits from having two garages (one being detached) and well-established gardens to the front and rear. Viewings are highly recommended to appreciate the accommodation on offer. EPC Rating: D Council Tax Band: E

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DETACHED GARAGE
634 sq.ft. (58.9 sq.m.) approx.

GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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	
Very energy efficient - lower running costs	Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	61
England & Wales	
EU Directive 2002/91/EC	

- **No Onward Chain**
- **South Facing Rear Garden**
- **Council Tax Band: E**

- **Detached Dormer Bungalow**
- **Two Garages**
- **EPC Rating: To Follow**

- **Three Double Bedrooms**
- **Gas Central Heating**

PROPERTY DESCRIPTION

On entering the property through the front door, there is an entrance vestibule which in turn provides access to a main entrance hall. The main entrance hall has doors to the breakfast kitchen, living room, main bedroom and a downstairs bathroom, there is also access to a storage cupboard and stairs to the first-floor accommodation.

The breakfast kitchen is fitted with a range of wall and base units, worktops, a sink with a mixer tap, an integrated electric oven and grill, an integrated electric hob and space for a dishwasher. Also accessed from the kitchen is a utility room and a dining room. The utility room is has space and plumbing for appliances and there is also a Belfast sink. There are windows to two elevations and a glazed door to the side elevation. The dining room can easily accommodate a dining table and chairs, there is access to the living room through glazed French doors and also a glazed door into the garden room. The garden room is located to the rear elevation of the home and has views and access into the enclosed rear garden.

The generously sized living room is situated to the rear elevation of the home, there is a fire place to the centre of the room and a window to the rear elevation with views into the rear garden.

Also to the ground floor is the house bathroom, which is currently fitted with a bath, a hand wash basin set in a vanity unit and a toilet. There are two windows to the front elevation.

Completing the ground floor is the master bedroom which has a range of fitted furniture and a window to the rear elevation. This bedroom also benefits from access to an ensuite shower room which is fitted with a large shower cubicle, two hand wash basins set in a vanity unit and a toilet. There are also two windows.

To the first floor, there are a further two double bedrooms (one to the front elevation and one to the rear elevation) and a box room. Completing the top floor is access to a large storage space.

Externally this property has front and rear gardens. To the front of the property the garden is lawned and there is also access to two garages (one detached and one integral). To the rear of the property is a south facing enclosed garden which is mainly lawned with the addition of seating areas and established borders.

AGENTS NOTE

This property is being sold as part of a deceased estate by solicitors who have no knowledge of the property, therefore we recommend you satisfy yourself on the accuracy of details before making an offer. If you have any questions, please discuss them with the agent.

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.











