

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sandygap

Haxby, York, YO32 2WH

By Auction £165,000



Council Tax: B



# 7 Sandygap

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## ENTRANCE LOBBY

Door into Lounge

## LOUNGE/DINER

Redecorated room centred upon a coal effect gas fire (not checked), window to the front

## KITCHEN

Modern style grey gloss kitchen units with integrated oven, induction hob and fridge/freezer, window and door to the rear garden, Undersiders storage cupboard

## FIRST FLOOR LANDING

### BEDROOM ONE

Double bedroom window to the front

### BEDROOM TWO

Double bedroom, window to the rear

## BATHROOM

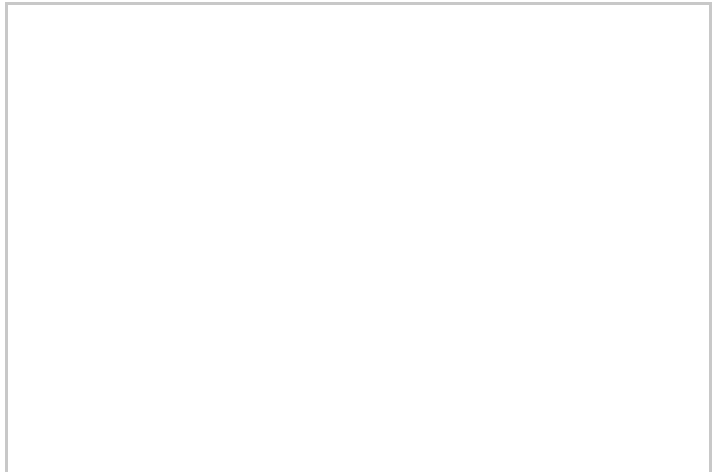
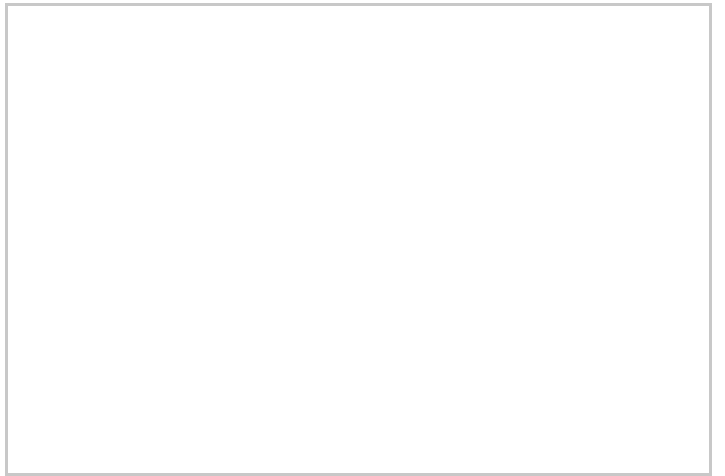
Modern 3 piece suite with shower over the bath, overstairs storage cupboard

## OUTSIDE

Private rear garden with patio area. On street parking.

## AGENTS NOTE

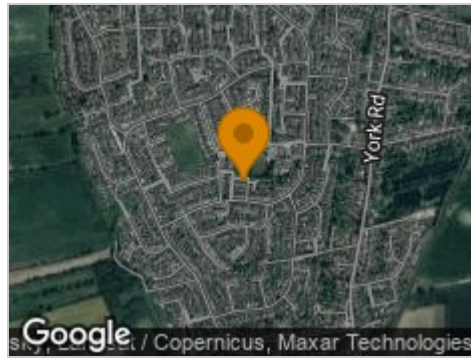
We are advised by the owner that the property is currently rented out and the tenant is paying £975pcm. Also please be aware that these are earlier photos supplied by the owner and an internal inspection is advised.



## Road Map



## Hybrid Map



## Terrain Map



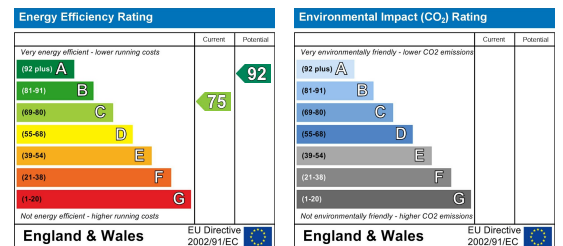
## Floor Plan



## Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.