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This well-presented three-bedroom semi-detached home is brought to the open market in a popular area of Haxby. Offering open plan living and a stylish kitchen to the ground floor and three bedrooms and a contemporary bathroom to the first floor. Externally this property offers off-street parking to the front and also an enclosed South West facing lawn to the rear. Viewings are highly recommended to appreciate the accommodation on offer. EPC Rating: D Council Tax Band C

- Three Bedrooms
- Open Plan Living
- Off Street Parking
- Semi Detached
- Stylish Kitchen & Bathroom
- EV Charger
- Very Well Presented
- South West Facing Enclosed Rear Garden
- EPC Rating: D Council Tax Band: C

Property Description

On entering the property through the front door, you are welcomed into an entrance hall where there is a door into the living room and stairs to the first floor accommodation.

The living room offers television and telephone points and there is a large window to the front elevation. Being open plan with the dining kitchen this space offers a great area for entertaining. The wood effect LVT flooring continues from the living room into the dining kitchen. There is also a central heating radiator.

The contemporary dining kitchen is stylish whilst also offering practicality. Featuring a range of wall and base units with complementary worktops with an integrated stainless steel sink with a mixer tap, a host of fitted appliances (fridge freezer, dishwasher, washing machine, electric induction ceramic hob, microwave, grill and oven), an extractor hood, a wall mounted tall radiator, and French doors and a window offering views and access into the rear garden. There is also access to a larger storage cupboard/understairs storage which is disguised as a kitchen unit.

To the first floor, the landing area has doors to all three bedrooms and a bathroom. There is a window to the side elevation and a loft hatch providing access to the loft which is boarded.

The main bedroom is situated to the front elevation and benefits from having built in wardrobes. There is a window to the front elevation and a central heating radiator. The second bedroom is located to the rear elevation, there is a window overlooking the rear garden and there is also a central heating radiator. The final bedroom which is currently utilised as a nursery is located to the front elevation, there is access to a storage cupboard, a window to the front and there is also a central heating radiator.

The contemporary fully tiled bathroom is fitted with a bath with a shower over with glass shower screen, a toilet and a hand wash basin set in vanity unit. There is also an extractor fan, a central heated towel ladder and a window to the rear elevation.

Externally, to the front of the home the driveway has been gravelled for ease of maintenance whilst also offering off street parking, there is a path leading to the front door and there is also an EV charger. To the rear of the property the South West garden is mainly lawned with the addition of a patio area and additional space to the side of the property. There is also an outside tap.

Additional Information

- Tenure: Freehold
- Gas Central Heating (gas combi boiler fitted in 2023)
- Double Glazed Windows
- Mains Drainage
- Council Tax Band: C (City Of York)
- 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.

Agents Note

We have been advised by the vendors that when they purchased the property in 2018 they found out via the local authority that there had been tree damage to the driveway and corner of the house in the 1990's. They have not seen any evidence of damage since owning. Further information is available from the agent about potential repair work carried out,







GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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.
Made with Metropix 5/2024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
England & Wales	EU Directive 2002/91/EC

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