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Orchard Paddock, Haxby, York

Guide Price £300,000

- **No Onward Chain**
- **Front & Rear Gardens**
- **EPC Rating: D**
- **Semi Detached Bungalow**
- **Driveway Parking**
- **Council Tax Band: C**
- **Two Bedrooms**
- **Garage**

Property Description

The property features two side entrance doors—one leading into the entrance hall and the other into the kitchen. The entrance hall offers access to the living room, kitchen, two bedrooms, and the shower room.

The living room is spacious, accommodating both living and dining furniture if desired. It includes a large bay window at the front elevation and a central heating radiator.

Located at the rear of the property, the kitchen is equipped with a range of fitted wall and base units, worktops, and a stainless steel sink with a mixer tap. There is space and plumbing for appliances such as a cooker, washing machine, and fridge/freezer. The kitchen also has access to a storage cupboard and features a UPVC glazed door to the side, along with a large box window that overlooks the rear garden.

The main bedroom, situated at the rear, has a window with garden views and includes a central heating radiator. The second bedroom, positioned at the front of the property, also has a window facing the front elevation and a central heating radiator.

The shower room, accessible from the entrance hall, is fitted with a step-in shower cubicle, a pedestal hand basin, and a toilet. There is also an opaque window to the side elevation.

Externally, the property boasts front and rear gardens, a paved driveway offering off-street parking, and a brick built detached garage with an up-and-over door, along with a side personnel door and window. Both gardens are mainly laid to lawn, with the rear garden featuring a variety of shrubs and small trees.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Window
- EPC Rating: D currently 66 (D) potential 85 (B)
- Council Tax Band: C (City of York)

Agents Note

Please be advised that the sellers of this property do not have any knowledge of the day-to-day running / maintenance of the property. We advise potential buyers to conduct their own due diligence before making an offer. We have prepared these basic details from what we can see.

Disclaimer

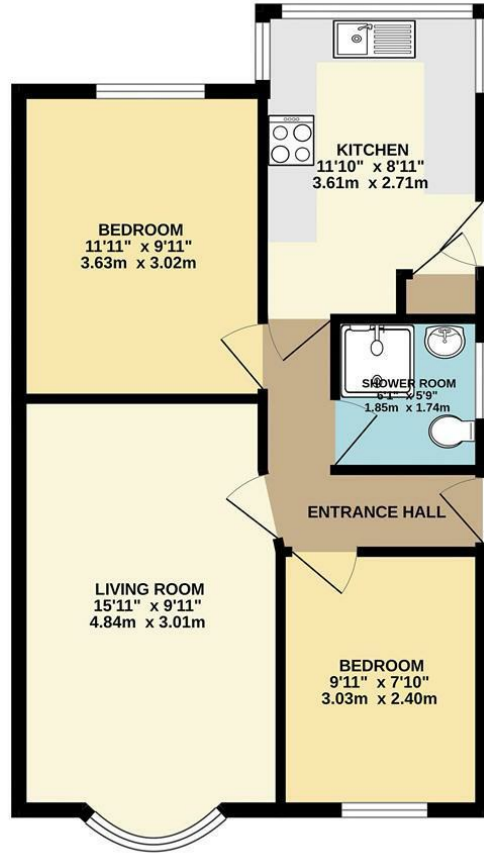
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



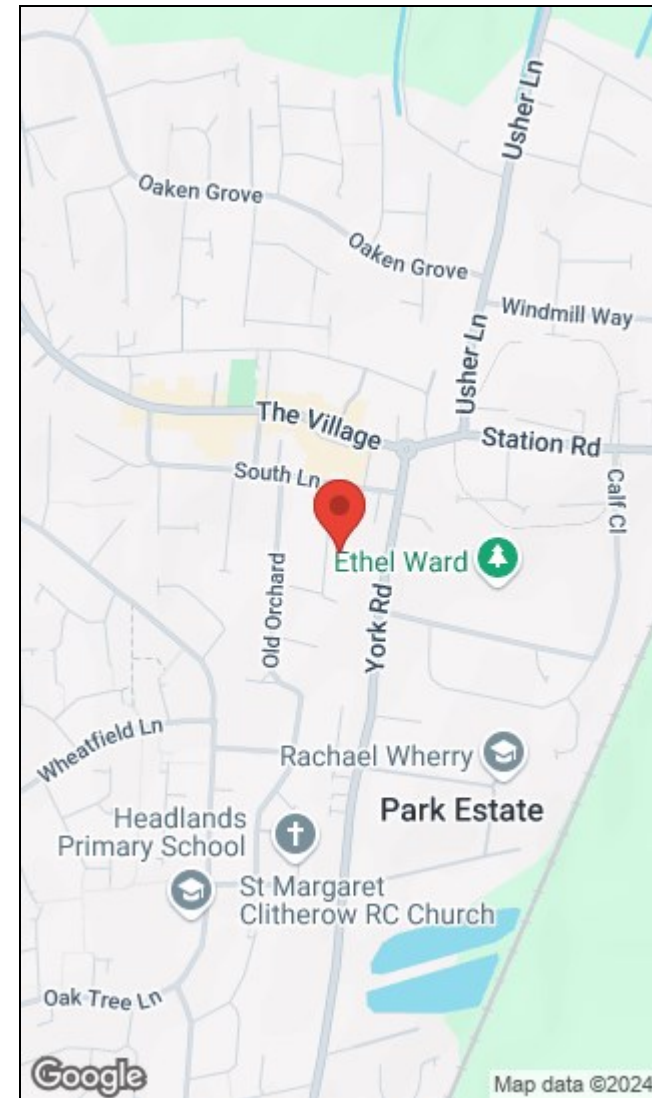




GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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