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Falcon Close, Haxby, York

Guide Price £250,000

Situated in the popular village of Haxby in a quiet cul de sac location this two bedroom semi detached bungalow is sure to appeal. This well presented property is offered with NO ONWARD CHAIN and briefly comprises: porch: lounge, kitchen, inner hallway, two bedrooms and a shower room. Outside are gardens front and rear, a driveway and single detached garage. EPC rating D and Council Tax Band C. Apply Haxby Office on 01904 750555.

- TWO BEDROOMS
- POPULAR VILLAGE
- COUNCIL TAX BAND C
- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- EPC RATING D

PORCH

Accessed via part glazed Upvc double doors, timber door to lounge

LOUNGE

Bow window to front aspect, radiator, fireplace with wood surround, and inset electric fire

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated electric oven, hob and extractor hood, plumbing for washing machine, space for fridge freezer, windows to front and side aspects, radiator, tiled floor, door to side aspect

INNER HALLWAY

Loft access point (fully boarded)

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

Windows x 2 to rear aspect, part glazed double doors to rear aspect, radiator

SHOWER ROOM

Walk in shower room with mains shower, vanity unit with inset wash basin, low flush wc, tiled floor, part tiled walls, ladder style radiator, opaque window,

OUTSIDE

To the front of the property is a low maintenance garden with circular bed od plants

and borders of plants and flowers. The rear garden is laid mainly to lawn with a couple of patio areas.

PARKING AND GARAGE

There is a paved driveway with room for off street parking. This leads to a single garage that has power and light and a personnel access door to/from the garden

DISCLAIMER

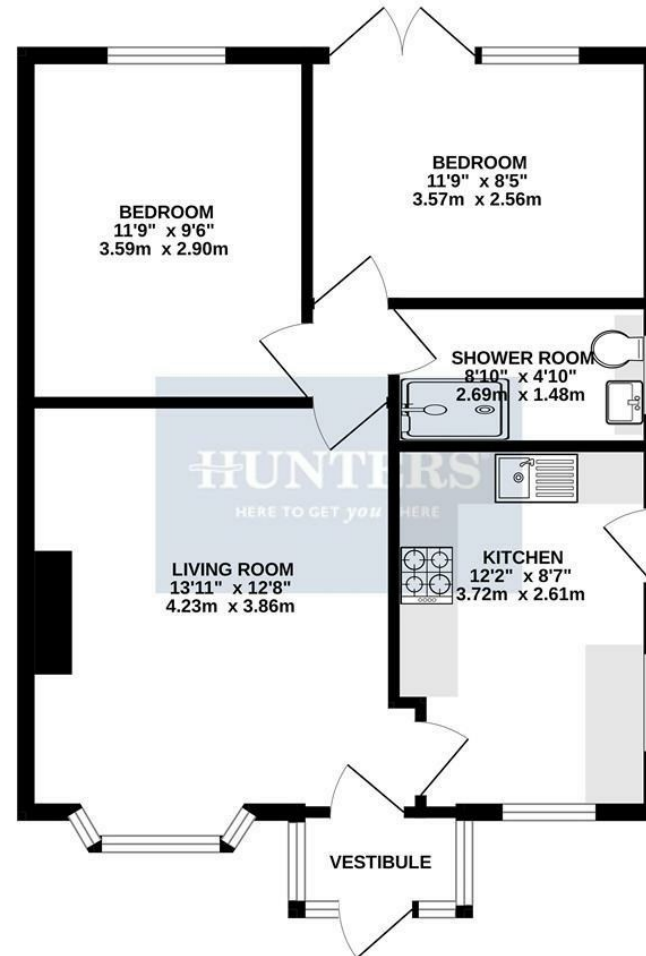
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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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		87
(81-91) B		
(69-80) C	67	
(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