



HUNTERS[®]
HERE TO GET *you* THERE

1A Usher Lane, Haxby, York, YO32 3JZ

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Guide Price £500,000

4 BED DETACHED DOUBLE FRONTED DORMER BUNGALOW - CONVENIENT CENTRAL HAXBY LOCATION - 14FT BREAKFAST KITCHEN - 2 RECEPTION ROOMS PLUS CONSERVATORY - BATHROOM & FURTHER SHOWER ROOM - WEST FACING GARDEN - SPACIOUS GARAGE / WORKSHOP WITH ACCESS OFF NORTH LANE - ADDITIONAL EXTERNAL BAR / HOME OFFICE WITH WC CLOAKS - EPC RATING D - COUNCIL TAX BAND E

Looking for a property at the centre of popular Haxby then this could be it! Offering spacious accommodation the property enjoys a handy position on Usher Lane with plenty of off-street parking to the front as well as additional garage access via North Lane to the rear which can also be accessed via the garden.

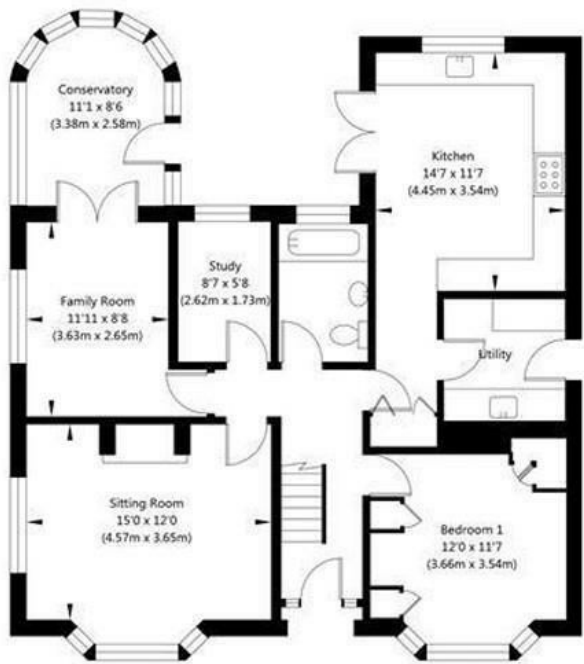
The internal accommodation comprises 2 reception rooms, study/bedroom 4, conservatory, 14ft kitchen with separate utility room as well as the main bedroom and bathroom on the ground floor. Upstairs are 2 further bedrooms and a shower room with wc. Outside the well presented enclosed rear garden gives access to the tandem garage workshop which in turn is attached to a games room / bar and wc making the garden a fantastic entertaining area! The games room has lapsed planning to convert to an annexe and also the potential to be used as a home office away from the main accommodation.

The position of the property is superb being only a short walk from the amenities of Haxby which boasts 2 shopping centres with supermarkets a variety of shops and food outlets including renowned fish and chip shop 'Millers' as well as the Haxby Bakehouse and deli amongst others. A regular bus service offers swift and easy access to York city centre and station. This property is well worth a viewing. Apply Hunters Haxby area on 01904 750555

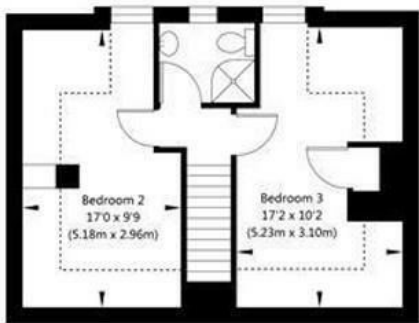
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1030 SQ FT / 95.71 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 389 SQ FT / 36.16 SQ M



Outbuildings

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1419 SQ FT / 131.87 SQ M - (Excluding Outbuildings)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

ACCOMMODATION

Enter via a glazed wooden door

ENTRANCE HALL

Stairs to the first floor, radiator

SITTING ROOM

12'0" x 15'0"

Bay window to the front, window to the side, centred upon a multi fuel stove set in to an opened chimney breast with stone hearth, radiator

FAMILY ROOM

8'8" x 11'11"

Window to the side, radiator, french doors give access to conservatory

CONSERVATORY

8'6" x 11'1"

UPVC double glazed units, tiled floor, radiator, door to garden

STUDY / BEDROOM 4

5'8" x 8'7"

Stripped and painted floorboards, window to the rear, radiator

BREAKFAST KITCHEN

11'7" x 14'7"

Range of fitted wall and base units with complementary work surfaces over, sink drainer with views to the garden, range oven with fan hood over, fridge freezer, dishwasher, radiator, doors to the garden

UTILITY ROOM

Range of fitted units, sink drainer, opaque glazed door to side

BEDROOM 1

11'7" x 12'0"

Fitted wardrobes, bay window to the front, radiator

BATHROOM

Bath with plumbed in shower over, wash hand basin, close coupled wc, opaque window to the rear, radiator

FIRST FLOOR LANDING

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BEDROOM 2

9'9" x 17'0"

Stripped and painted floorboards, window to the rear, radiator, eaves storage cupboard (NB Restricted Headheight in places)

BEDROOM 3

10'2" x 17'2"

Storage cupboard, window to the rear, radiator, (NB restricted headheight in places)

SHOWER ROOM

Plumbed in shower, close coupled wc, wash hand basin, window to the rear

OUTSIDE

The west facing rear garden is enclosed and mainly a mix of paving, decked area and lawn with fencing to the perimeter. There is a gate to North Lane and a gated path leading to the front of the property as well.

GAMES ROOM - BAR

8'7" x 14'5"

Window to side, door into wc with wash hand basin, there is a store area between the bar and garage workshop

GARAGE WORKSHOP

This area comprises a garage measuring internally 18'5" x 12'10" (but standard size garage roller door) and a workshop measuring approximately 20' x 12' internally at its widest

EPC RATINGS

Energy Rating currently 65 (D) potential 73 (C)

AGENTS NOTE

Please be aware that the first floor rooms are in the loft area and have sloping ceilings which restricts head height in places.

DIRECTIONS

Approaching the village from York along York Road, turn right on Station Road and the next left into Usher Lane. The property is number 1a on the left.

LOCATION

Haxby is one of the area's most sought after locations. The town is serviced by a wide range of local facilities including shops, schools, sports and health facilities, whilst also being ideally located for the many amenities afforded by York City centre and the A1237 York by-pass, which provides swift and easy access to the local road networks. It is also serviced by a regular bus service into York and the train station.

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.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









