



HUNTERS[®]
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3     D

York Road, Haxby, York

Guide Price £300,000

3 BED MID TERRACE - CLOSE TO HAXBY SHOPS - PERIOD FEATURES - UPDATED KITCHEN AND BATHROOM - GARDENS FRONT & REAR - GARAGE - EXTENSIVE UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING - COUNCIL TAX BAND C - EPC RATING D -

Ideally located for all the amenities in Haxby this property is offered to the market having undergone recent updating with the installation of new kitchen and bathroom under the current ownership but still retaining the benefit of some period features. The accommodation has extensive upvc double glazing and a gas fired combi boiler. Outside there are gardens to front and rear as well as off street parking and a large garage/workshop (see agents note). Internally the accommodation briefly comprises Entrance Vestibule and Hallway, Living Room, Dining Room and refitted Kitchen Diner whilst upstairs are 3 Bedrooms and the updated Bathroom. Call Hunters Haxby to arrange your viewing 01904 750555

Location

Haxby lies approximately 4 miles north of York city centre, just beyond the A1237 ring road. Originally a village, Haxby has expanded over the years and now merges seamlessly with its smaller neighbour community, Wigginton. The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include a post office, two pharmacy, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Accommodation

Enter via Hardwood glazed door

Entrance Vestibule

Hallway

Stairs to first floor

Living Room

Bay fronted room centred upon a fireplace with open fire, opens through to dining room

Dining Room

Access to understairs storage cupboard

Kitchen

Breakfast Kitchen with a refitted kitchen featuring a range of wall and base units with complementary surfaces over, electric oven and hob with filter hood over, integrated microwave, integrated fridge freezer, integrated slimline dishwasher, space for washing machine, sink drainer, window and patio door to the rear

First Floor Landing

Bedroom 1

Window to the rear

Bedroom 2

Window to the rear

Bedroom 3

Window to the rear

Bathroom

Refitted bathroom which is mainly tiled to the walls with a bath and separate corner shower cubicle, pedestal wash hand basin, close coupled wc, cupboard housing combi boiler, electric towel heater,

Outside

The front of the property has a forecourted garden with path to the front door. Outside to the rear is an gated yard garden which in turn leads to the rear lane with your driveway offering off street parking for 2 cars leading to a large workshop garage, with timber doors and a personnel door to the side.

Services

Mains supply for Water, Gas and Electric
Council Tax Band C
EPC Rating to follow

Agents Note

Please note that the garage workshop has evidence of some movement having taken place with a significant crack . The vendors advise this was already in place when it was purchased in 2013. There is an area to the rear of the garage with a tree that has a TPO protection order on it.

Anti Money Laundering Regulations

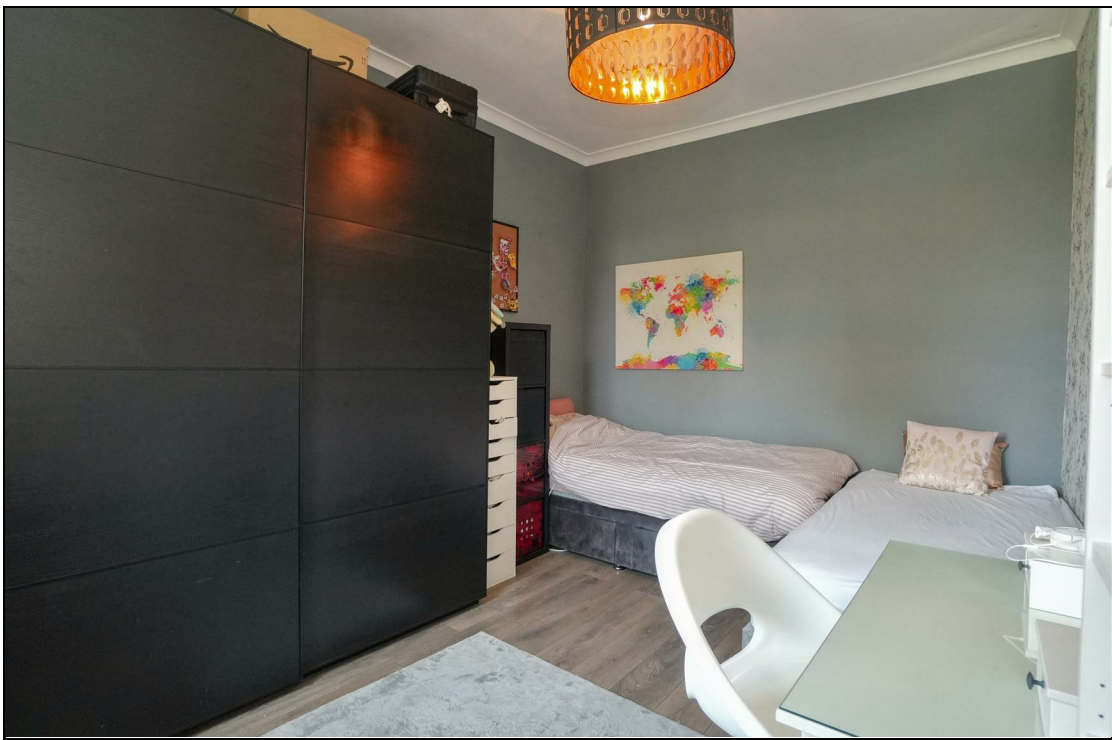
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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.





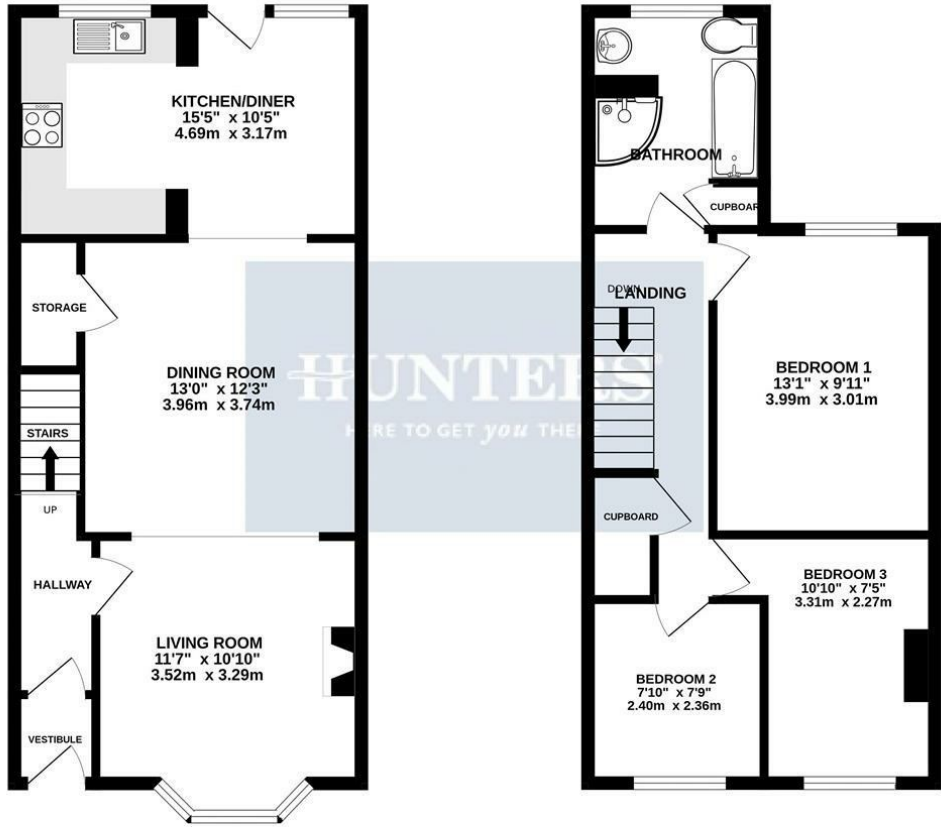






GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

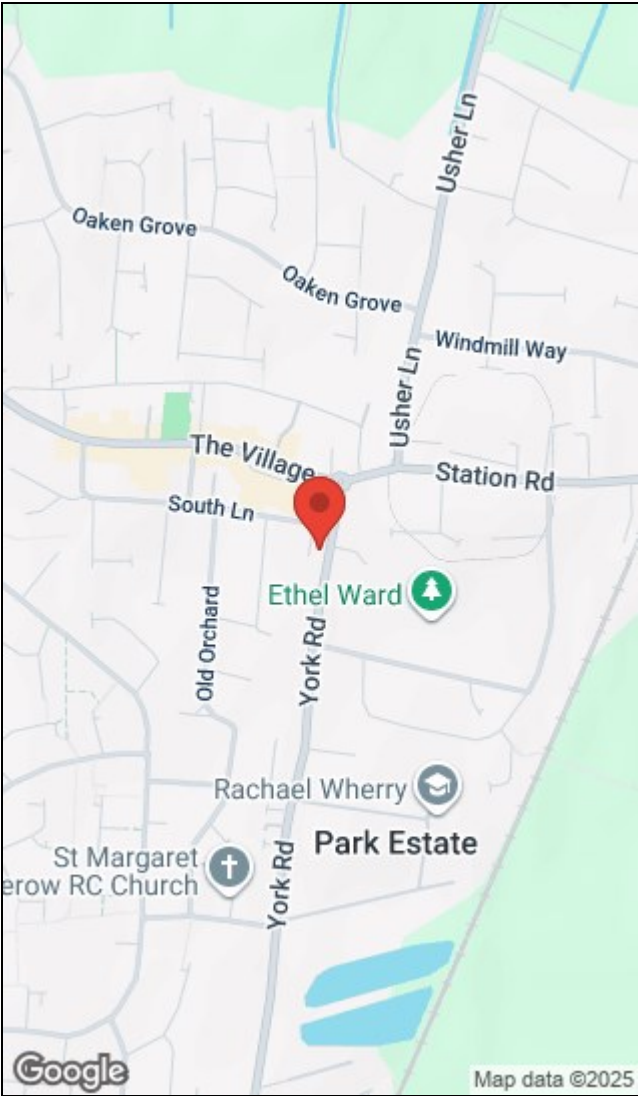
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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