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Offered to the market in the popular town of Haxby with no onward chain is this well proportioned two bedroom semi detached bungalow. Comprising a breakfast kitchen, living room, conservatory/ garden room, two double bedrooms and a shower room internally and gardens, driveway parking and a garage externally, viewings are highly recommended to appreciate the accommodation on offer. EPC Rating: D, Council Tax Band: B

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|----------------------------|------------------------------|------------------------|
| ▪ No Onward Chain | ▪ Semi Detached Bungalow | ▪ Two Double Bedrooms |
| ▪ Shower Room | ▪ Dining Kitchen | ▪ Front & Rear Gardens |
| ▪ Driveway & Single Garage | ▪ Conservatory / Garden Room | ▪ Council Tax Band: B |
| ▪ EPC Rating: D | | |

Haxby

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's, pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Property Description

To the side of the property, a double-glazed entrance door opens into the well-appointed kitchen. The kitchen is fitted with a range of base and wall units complemented by roll-top work surfaces, a stainless steel sink with mixer tap, and a selection of integrated appliances, including an electric hob, eye-level electric fan oven, separate grill oven, under-counter fridge/freezer, and washing machine. There is ample space for a dining table and chairs, windows to two elevations providing natural light, and a door leading through to the inner hall.

From the inner hall, doors lead to the living room, both bedrooms and the shower room. A loft hatch with ladder provides access to the loft space, which we are advised is partially boarded.

The sitting room, located to the front of the property, features a fireplace where the vendor currently has an electric fire in situ, alongside a large window overlooking the front garden.

The main bedroom was previously two separate rooms and has since been combined to create a generous, well-proportioned space. It is fitted with a range of built-in furniture, including wardrobes and a dressing area, and benefits from windows to both the side and rear elevations, overlooking the garden. The second bedroom is also a comfortable double, complete with fitted furniture. Within one of the wardrobes is the gas boiler and water cylinder. A double-glazed door from this room opens into the conservatory/garden room.

The conservatory/garden room offers additional living space, with windows to three elevations and French doors opening directly onto the rear garden.

The shower room comprises a corner shower cubicle, hand wash basin set within a vanity unit, and WC, together with a central heating radiator and a side window.

Externally, the property benefits from a single garage (measuring approximately 6.32m x 2.81m) with up-and-over door, power, lighting, and a rear-facing window. To the front, a lawned garden and driveway provide off-street parking and lead to the garage. The enclosed rear garden is mainly laid to lawn with well-kept borders, offering a pleasant and private outdoor space.

Additional Information

Tenure: Freehold
Mains Gas Central Heating
Double Glazed Windows
Council Tax Band: B (City of York council)
EPC Rating: D

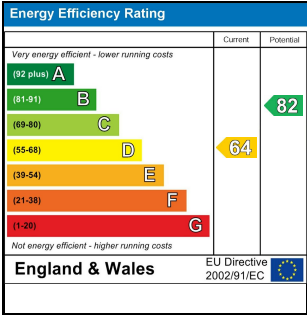
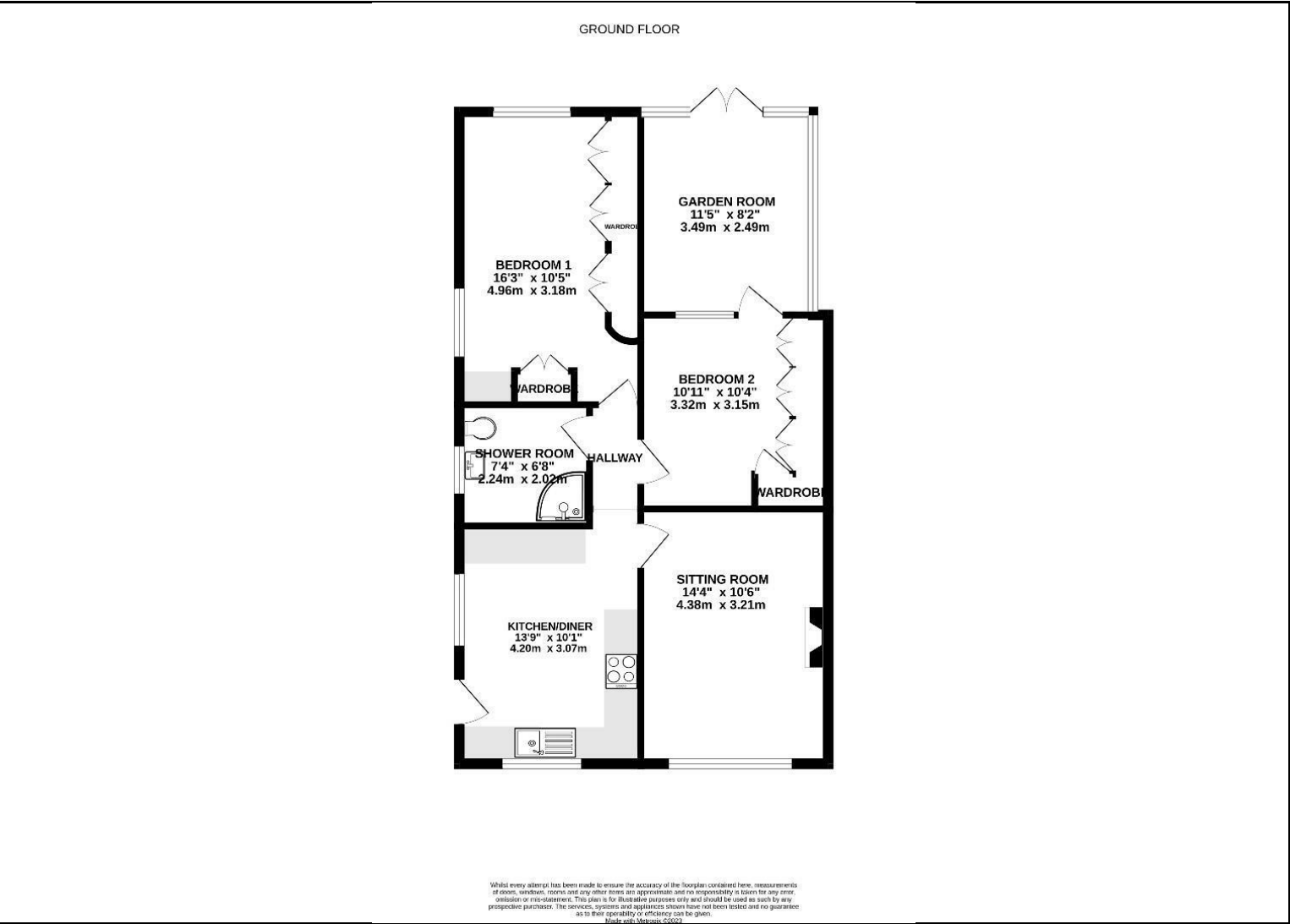
Disclaimer.

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.









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