



Sandyland, Haxby, York, YO32 2FG

- A beautifully presented bungalow in a highly desirable location
- Kitchen with a range of fitted appliances and storage
- Living room with a large window that allows natural light to fill the room
- Three double bedrooms, one of which could be used as a dining room
- Contemporary family shower room
- Conservatory
- Separate w/c
- A completely re-designed rear garden which is fully enclosed
- Off street parking for multiple cars
- EPC = D

Guide Price £375,000

If you like the idea of single storey living, want to move into a property without the need to carry out any work and want to be only a short distance from amenities, then look no further as this beautifully presented bungalow could be exactly what you have been waiting for. The garden is currently undergoing a complete transformation which will be completed over the coming weeks, a lovely and modern feature that will surely appeal to the most discerning of purchasers.

On entering you find yourself in the kitchen which has been fitted with a U shaped worktop that incorporates a four ring gas hob and a stainless steel sink with drainer. There are various appliances including a double oven, dishwasher, washing machine, fridge and freezer. In addition, there are multiple storage cupboards. Moving through you will see a cloakroom with a w/c and hand basin on the left, whilst a door on the right opens into the living room. This room is extremely spacious with a large bay window at one end that allows an abundance of natural light to enter. There is an electric fire at the centre of the room which provides a lovely focal point.

There are two double bedrooms, one of which has a number of fitted wardrobes and draws. There is a separate dining room that could be used as a good sized third bedroom, if formal dining is not required. There is a contemporary family shower room comprising walk in double shower, hand basin with storage below and a chrome heated towel rail. At the rear of the property there is a large conservatory which provides the perfect place to sit and enjoy the sun in the warmer months. Doors at the rear open to the fully enclosed garden.

The garden is undergoing a complete transformation which includes a newly laid patio seating area, block built raised beds ready for planting and a gravelled area that incorporates a variety of shrubs. There is a second patio to the right hand side, a timber garden shed and a timber lean to. To the front you will find a good size lawn with borders of mature shrubs, trees and flowers. There is off street parking on the drive for three cars.





A BEAUTIFULLY PRESENTED DETACHED BUNGALOW IN A HIGHLY DESIRABLE LOCATION



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 81 |

England, Scotland & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Ra | | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 0 | 0 |

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority York City Council

Services All mains services



Address:
Reference: 1765



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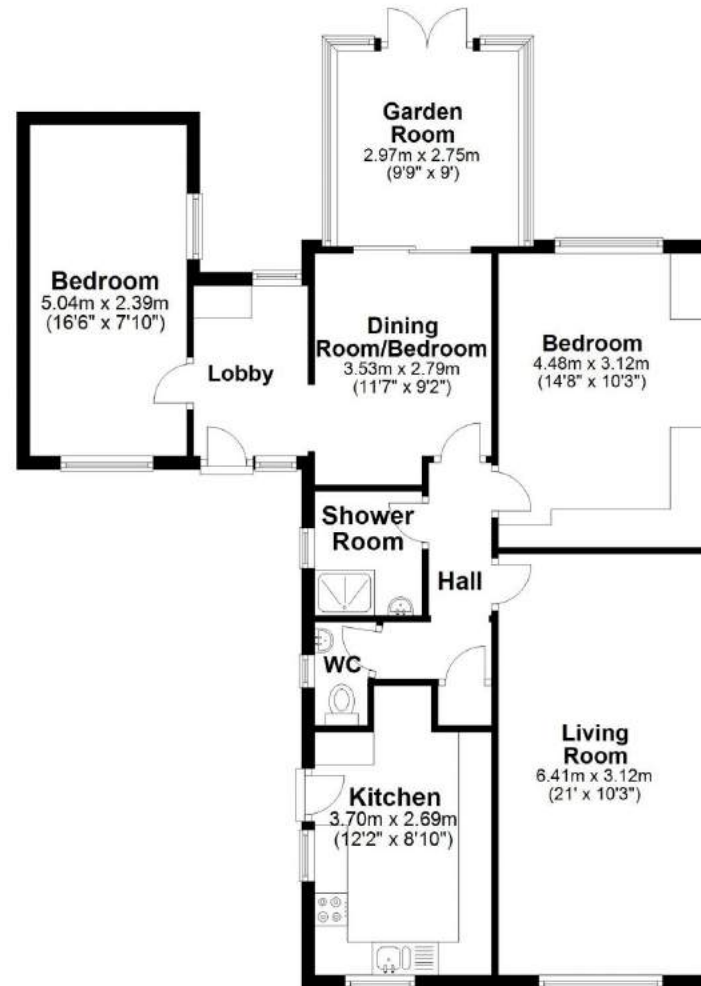


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted Sqft and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp.
Plan produced using PlanUp.

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