

Wheatfield Lane, York YO32 2YX

£325,000

Stephensons
estate agents & chartered surveyors



A fabulous opportunity to modernise a spacious two bedroom detached bungalow on a corner plot with easy access to all local amenities.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps*
 EPC Rating: TBC
 Council Tax: C

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



Presenting this two bedroom detached bungalow set on a generous plot with beautifully private gardens. Offering a fantastic opportunity to personalise and enhance, creating a truly individual living space.

Ideally situated in the heart of Haxby, the property benefits from a fantastic community, excellent schools and close proximity to a wide range of local amenities- everything you could wish for on your doorstep.

The property welcomes you through an entrance hall, leading into a spacious sitting room featuring a large bay window that floods the space with natural light. An inner hallway leads to two well proportioned double bedrooms both benefiting from built-in wardrobes and a modern family bathroom fitted with a white suite, mains shower, heated towel rail and floor to ceiling tiling.

To the rear, an extended kitchen diner offers a range of fitted units, ample worktop space and room for appliances, along with generous dining area ideal for entertaining. A side door provides convenient external access to the garage and garden.

leading on from the kitchen, a purpose-built conservatory enjoys a pleasant outlook over the private rear garden.

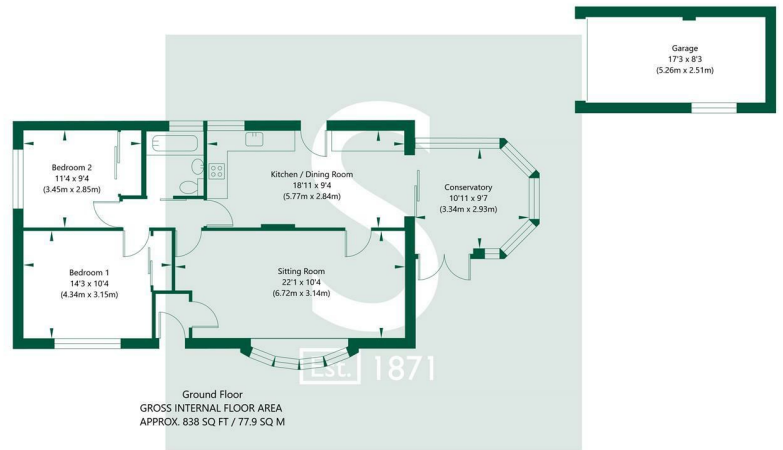
The garden itself is a real highlight, featuring mature planting, fruit trees and a vegetable patch, along with a large wooden shed and a single brick built garage. The property enjoys a wraparound garden, with a patio area providing the perfect spot for outdoor seating and shade.

To the front, there is a well- maintained lawn bordered by mature hedging.

To the side , a graveled area leads to a long driveway, providing ample off-street parking for multiple vehicles and giving access through to garage.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Wheatfield Lane, Haxby, York, YO32 2YX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 77.9 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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