



HUNTERS[®]
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Old Dike Lands, Haxby, York

Guide Price £450,000

NO ONWARD CHAIN * EXTENDED 3 BED DETACHED BUNGALOW *** SOUGHT AFTER CORNER PLOT *** WELL PRESENTED THROUGHOUT *** GENEROUS SOUTH FACING LOW MAINTENANCE REAR GARDEN *** EPC RATING D *** COUNCIL TAX BAND D *****

Available to purchase is this three-bedroom detached bungalow in a sought-after area of the popular town of Haxby. The property is extended on an enviable low maintenance corner plot with a south facing rear garden. The accommodation includes three bedrooms, a dining lounge, an extended breakfast kitchen, a bathroom and a conservatory. The generously sized gardens to the front and rear also benefit from a driveway leading to the attached garage and there is a bus route on the neighbouring road offering access to York city centre. Viewings are highly recommended to appreciate all this home has to offer.

- No Onward Chain
- Three Bedrooms
- Conservatory
- EPC Rating: D Council Tax Band: D
- Extended Detached Bungalow
- Dining Lounge
- South Facing Garden
- Large Corner Plot
- Extended Breakfast Kitchen
- Driveway Parking & Garage

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 doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

Property Description

Stepping into the property from the side elevation, you're greeted by an entrance hall with wood effect flooring that flows seamlessly into the kitchen. This hallway leads to the dining lounge, extended breakfast kitchen, three bedrooms and the bathroom.

The dining lounge boasts windows to two elevations, including a large bay window and an arched window on the front. An electric fire sits in a surround, along with TV and telephone points.

The breakfast kitchen is equipped with a range of wall and base units, ample worktop space, an integrated composite sink with a mixer tap, and a variety of integrated appliances like a ceramic hob, double electric oven with grill and dishwasher. There's also space and plumbing for a washing machine and a fridge freezer, plus a door leading to the rear garden.

Three bedrooms are all accessible from the hallway. The main bedroom features a range of fitted furniture including matching wardrobes, dressing table and bedside units, while the second bedroom has a sliding door that opens onto the conservatory. This conservatory is fitted with side and ceiling blinds and French doors that provide access to the garden.

The bathroom includes a bath, a step-in shower cubicle and a hand wash and toilet set in a vanity unit. Two opaque windows on the side elevation and a heated towel

radiator add to the comfort.

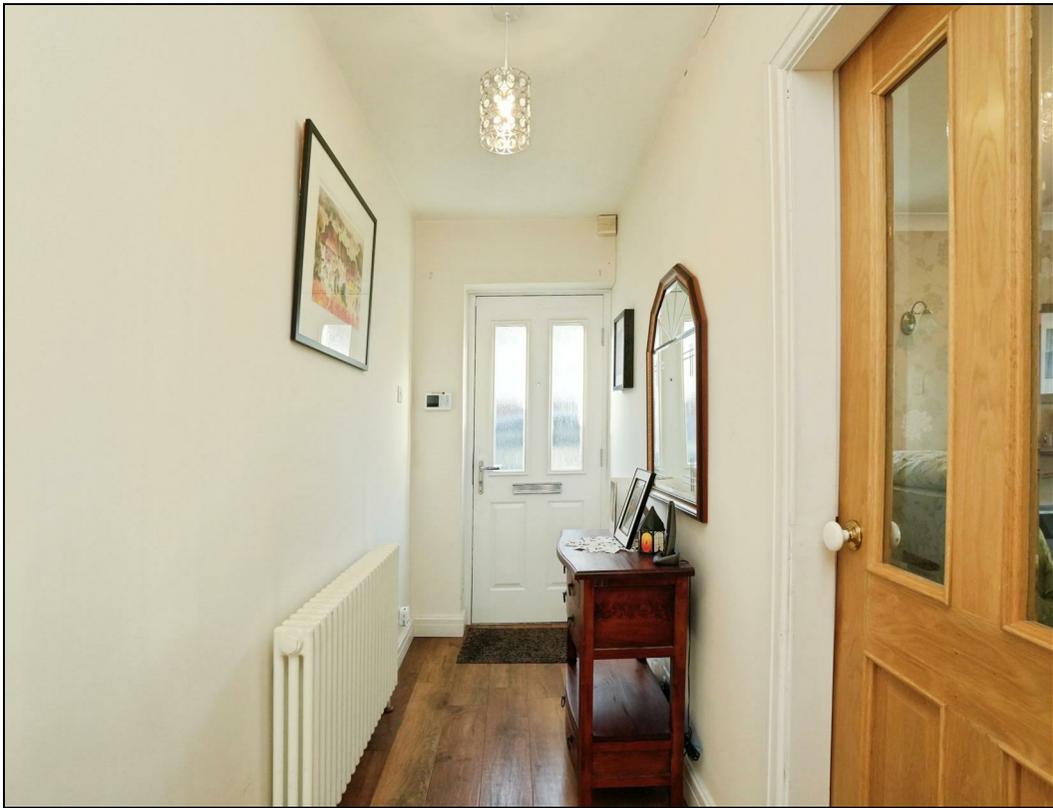
Outside, the front garden boasts established trees and hedges, complemented by artificial grass for easy maintenance. A driveway offers ample off-street parking and leads to the garage, which features an electric roller door, power and lighting. A personnel door to the rear of the garage provides access to the rear garden. This south-facing enclosed garden is mainly paved and gravelled for easy upkeep.

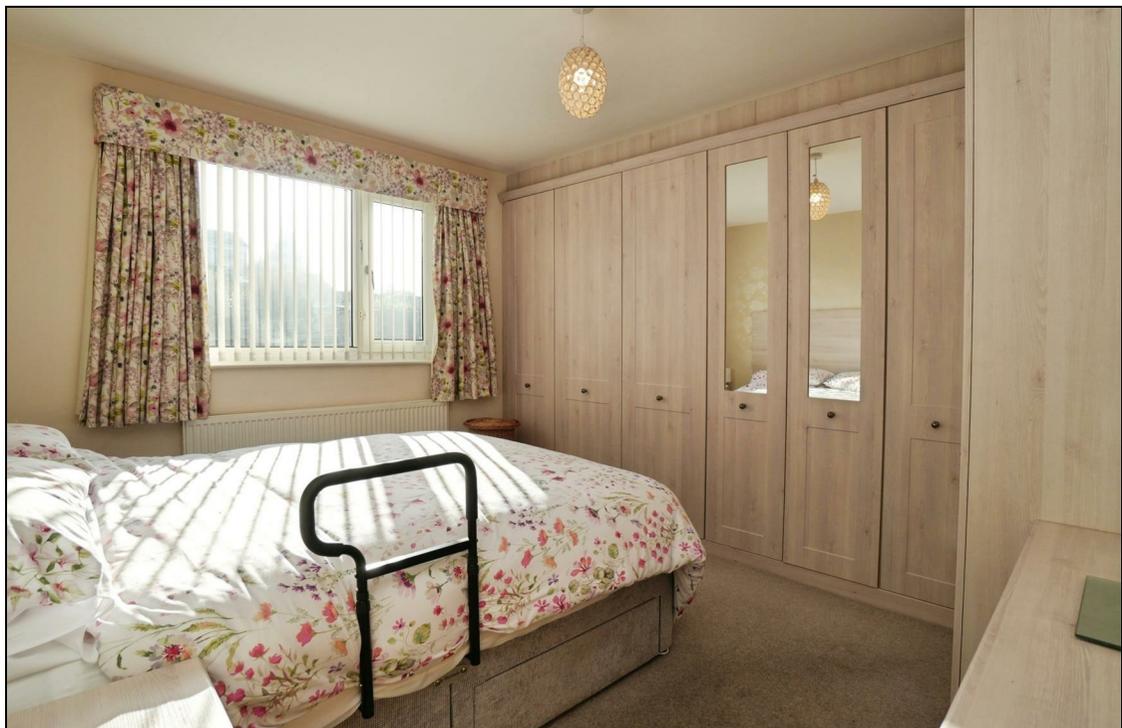
Disclaimer.

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.





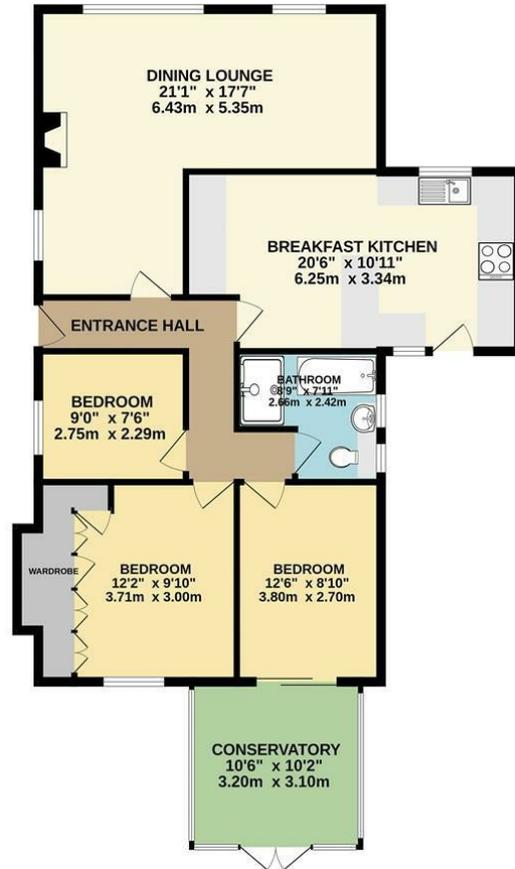






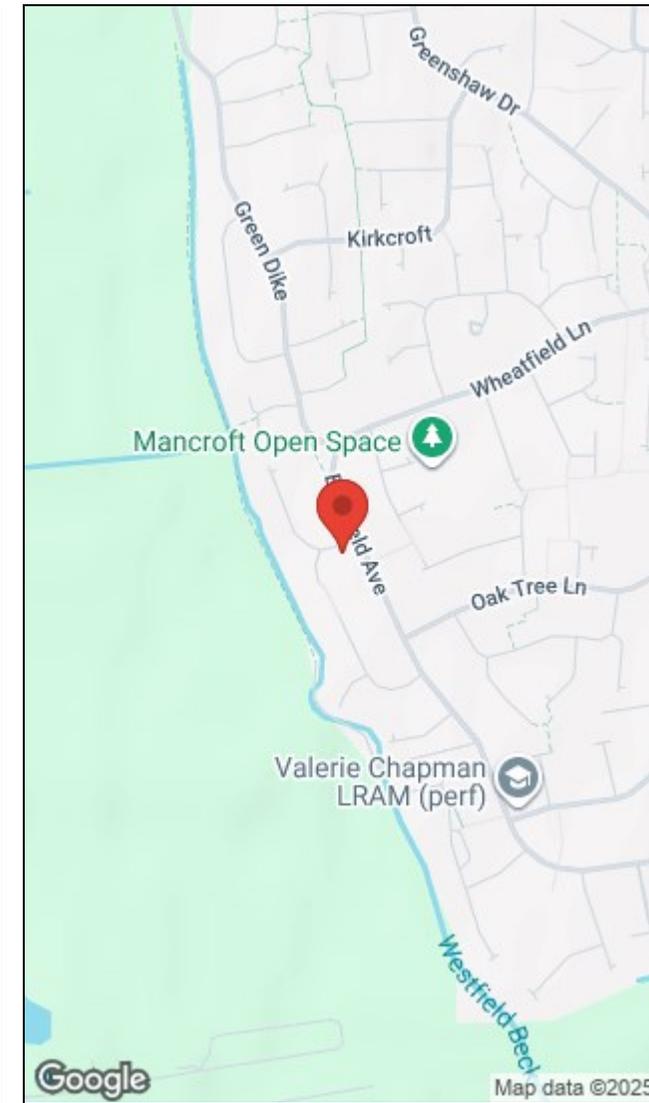


GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 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
(39-54) E	
(21-38) F	
(1-20) G	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



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