



3 Wheatley Drive Haxby  
York, YO32 2WA  
Offers Invited £155,000

A SPACIOUS FIRST FLOOR 2 BEDROOM APARTMENT WITH A LAWNED REAR GARDEN SET IN THIS POPULAR LOCATION CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS TO THE BY-PASS AND IN TO YORK. The property has the benefit of electric heating and double glazing, has a private entrance into a hall leading to the stairs to the first floor landing, lounge/dining room, well fitted kitchen, 2 good sized bedrooms and bathroom/w.c. Ideal for first time buyer, investor or to downsize in to. An internal viewing is recommended.

### Hall

Entrance door, stairs to first floor

### Landing

Doors leading to

### Lounge

14'6" x 10'11" (4.42m x 3.35m)

Window to front, electric storage heater.  
Door to

### Kitchen

8'5" x 7'6" (2.59m x 2.29m)

Window to rear over looking the garden, range of fitted base and wall units.

### Bedroom 1

11'8" x 10'2" (3.58m x 3.10m)

Window to rear, electric storage heater

### Bedroom 2

9'8" x 8'5" (2.97m x 2.57m)

Window to front

### Bathroom

6'3" x 5'4" (1.93m x 1.63m)

Window to rear, walk in shower, wash hand basin and w.c.

### Outside

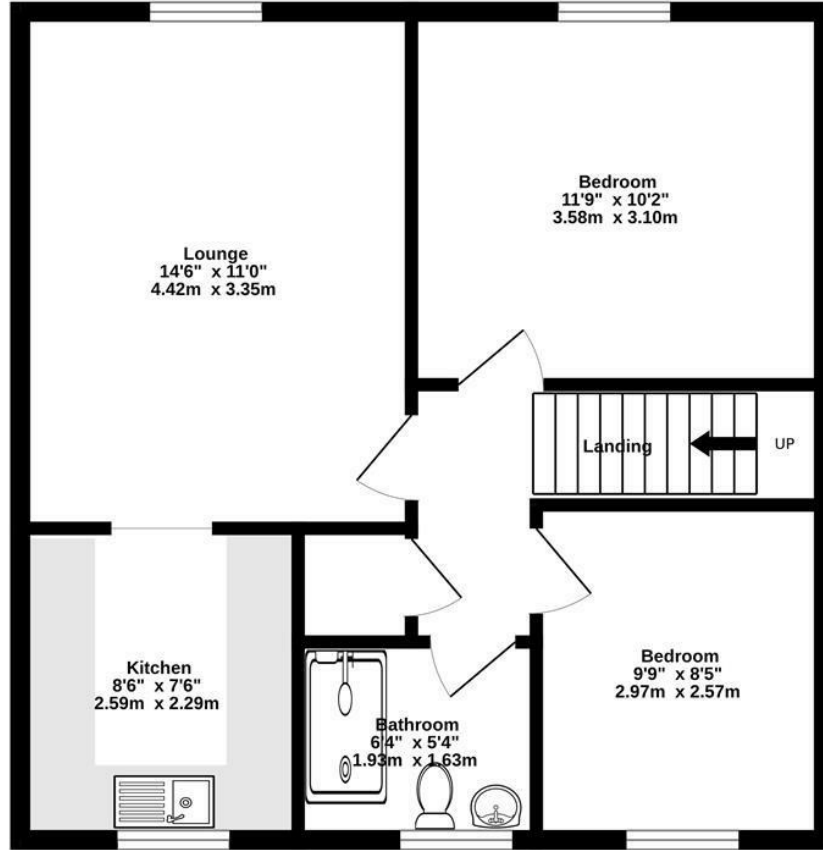
Private lawned rear garden





## FLOOR PLAN

Ground Floor  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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