



## Mancroft, Haxby Asking Price £280,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well presented detached bungalow sat at the end of this peaceful cul-de-sac and enjoying a corner position with generous gardens and ample off road parking.



## Accommodation

The property is entered via the side elevation into the modern fitted kitchen which has ample fitted storage units with laminate preparation incorporating a 1 1/2 stainless steel sink with drying area. There are a range on integrated appliances including oven/grill, fridge/freezer, dishwasher and 4 ring gas hob. There is also a useful storage cupboard.

The sitting room is spacious in size with two uPVC windows allowing light to flow into the room. Positioned centrally is a modern, wall-mounted gas fireplace which acts as the focal point of the room.

The property benefits from two well-proportioned double bedrooms which are located towards the rear.

The contemporary bathroom is fully tiled and comprises a three-piece suite including jacuzzi style bathtub, walk-in shower cubicle, low flush WC and wash hand basin with mixer tap.

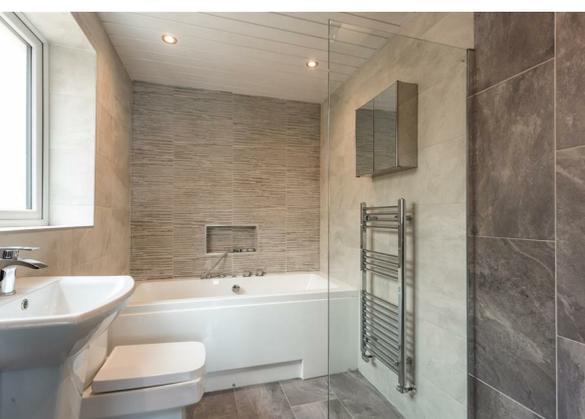


## To The outside

The property is positioned at the end of the cul-de-sac and has low-maintenance front & rear gardens.

The rear garden has both patioed and stone pebbled areas with raised beds. There is an brick-built outbuilding currently used as a home bar with French doors and power connected as well as a convenient timber storage shed.

The property has a brick paved driveway which has a gated entrance and leads to a carport which has space for an outside washer/drier.



## Useful Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

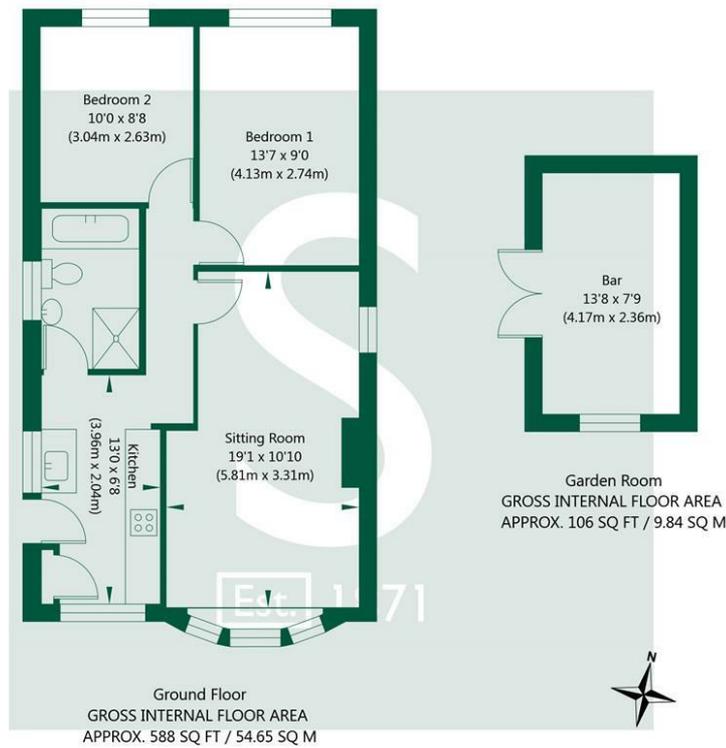


Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900

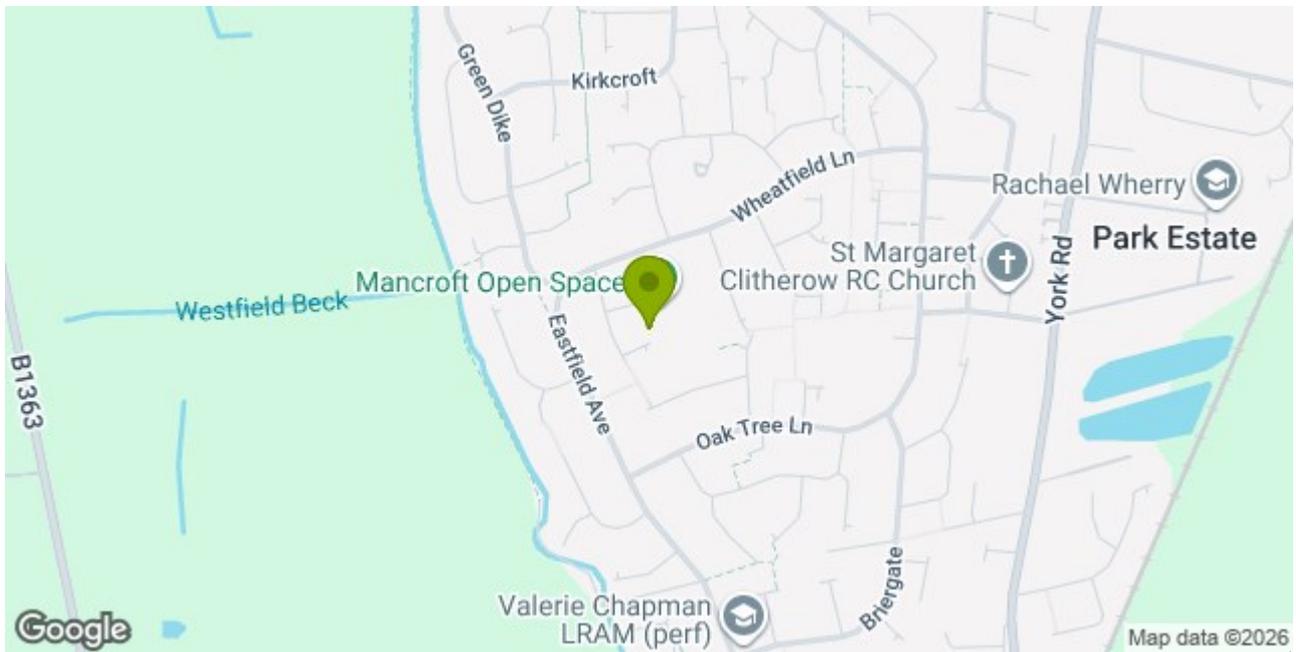
\*Download speeds vary by broadband providers so please check with them before purchasing.



Mancroft , Haxby, York, YO32 2ZL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 694 SQ FT / 64.49 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

N Lawrence

