



## ABOUT THE PROPERTY

Set within a quiet cul-de-sac in the popular area of Haxby, this spacious and versatile bungalow enjoys open views to the rear and offers an excellent opportunity to move straight in and update over time to create a home tailored to your own style.

The accommodation includes a well-proportioned kitchen to the front and a generous sitting/dining room with a bay window and sliding doors leading out to the rear, making it a bright and welcoming living space. A conservatory overlooks the enclosed rear garden and provides a pleasant spot to enjoy the open outlook beyond. The ground floor bedroom is a particularly flexible space, having originally been two separate bedrooms and easily capable of being converted back if desired. A shower room completes the ground floor.

Upstairs is a further bedroom with windows to both the front and rear, along with useful eaves storage. Outside, the front garden and driveway provide ample off-street parking and lead to a single garage. To the rear, the fully enclosed garden features a patio and lawn and benefits from attractive open views, adding to the property's sense of space and privacy.

Situated in a peaceful yet well-connected location, this appealing bungalow offers comfort, flexibility and great potential for cosmetic updating, making it ideal for buyers looking to make a home their own.

The property is Freehold. City of York Council - Band C.





**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****KITCHEN**

4.22 x 3.02 (13'10" x 9'10")

Door to side, window to front.

Wall and base units comprising of working surfaces, sink unit, an integrated eye level oven and gas hob.

Space for dishwasher, fridge freezer and washing machine. Tiled flooring, radiator.

**INNER HALL**

Storage cupboard.

**SITTING / DINING ROOM**

8.13 max x 3.30 max (26'8" max x 10'9" max)

Bay to front and sliding doors to rear.

2x radiators, electric fire and stairs to first floor.

**CONSERVATORY**

3.41 x 2.78 (11'2" x 9'1")

French doors and windows to rear.

Tiled floor and radiator.

**BEDROOM ONE**

3.54 extending to 5.26 x 3.19 max (11'7" extending to 17'3" x 10'5" max)

Formerly two bedrooms now knocked into one which could be reverted if so desired.

Windows to side and rear, radiator.

**SHOWER ROOM**

2.23 x 2.03 (7'3" x 6'7")

Window to side.

Suite comprising corner shower, low flush WC and wash hand basin.

Fully tiled walls, radiator and extractor fan.

**FIRST FLOOR****LANDING**

Storage cupboard.

**BEDROOM TWO**

3.57 x 3.39 (11'8" x 11'1")

Some limited head space. Windows to front and rear, eaves storage and radiator.

**OUTSIDE**

To the front of the property there is a garden and driveway providing ample off road parking, leading to a single garage. The rear garden is fully enclosed

having a paved patio immediately beyond the bungalow and a lawned garden. The property also enjoys open views to the rear.

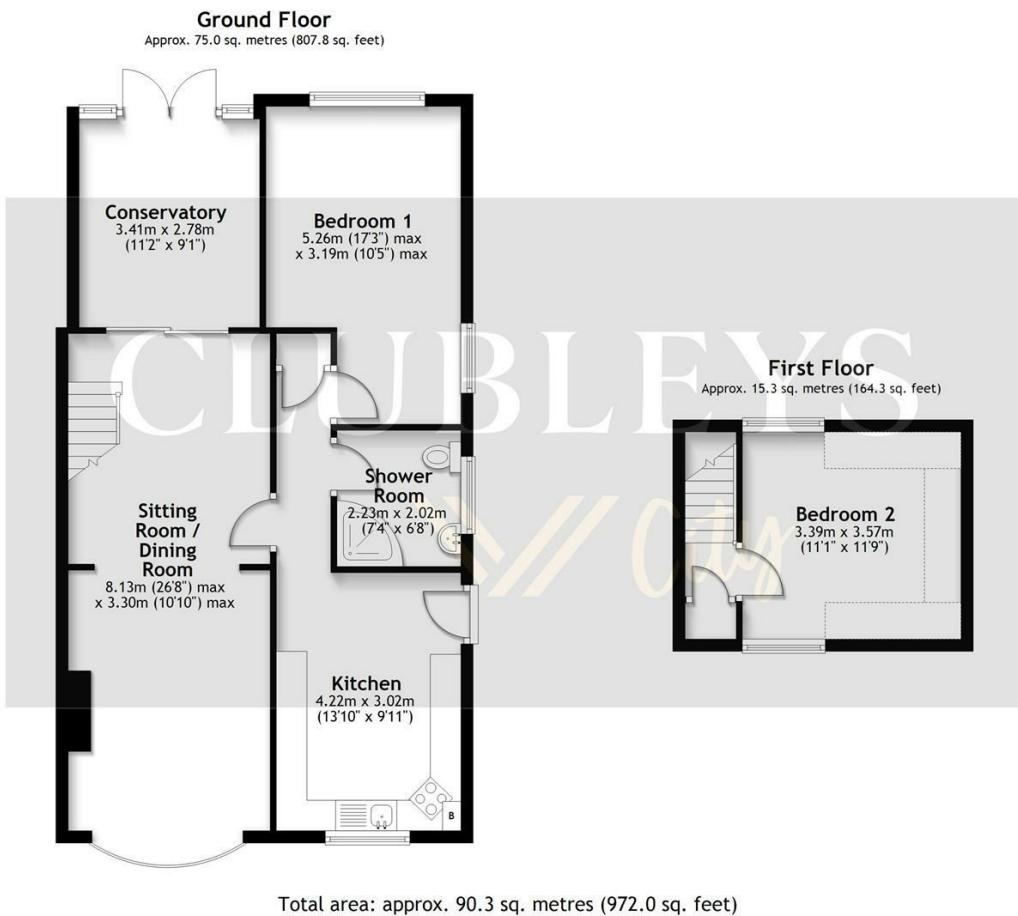
**ADDITIONAL INFORMATION****SERVICES**

The property has the benefit of mains water, electricity, gas and drainage.

**APPLIANCES**

None of the appliances have been tested by the Agents.





#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**CLUBLEYS**  


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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.