



3 Wheatley Drive Haxby
York, YO32 2WA
Guide Price £170,000

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

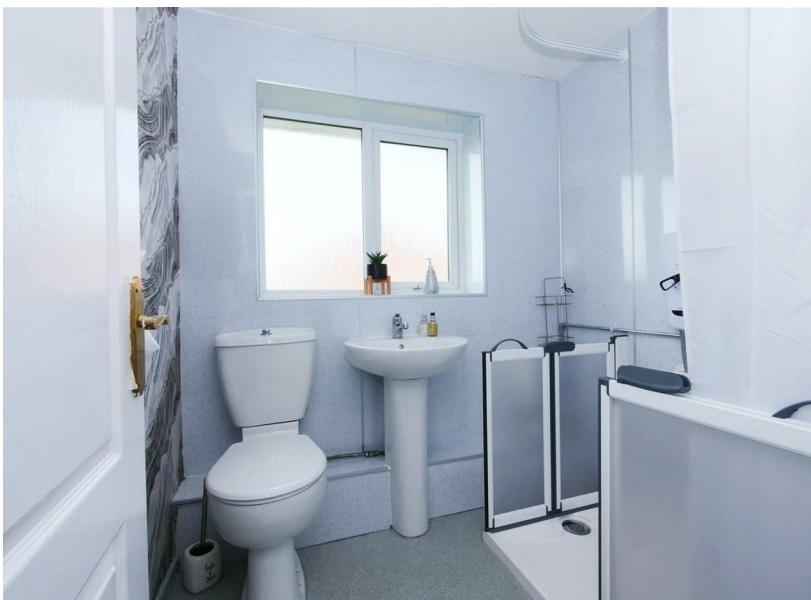
6'3" x 5'4" (1.93m x 1.63m)

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

Outside

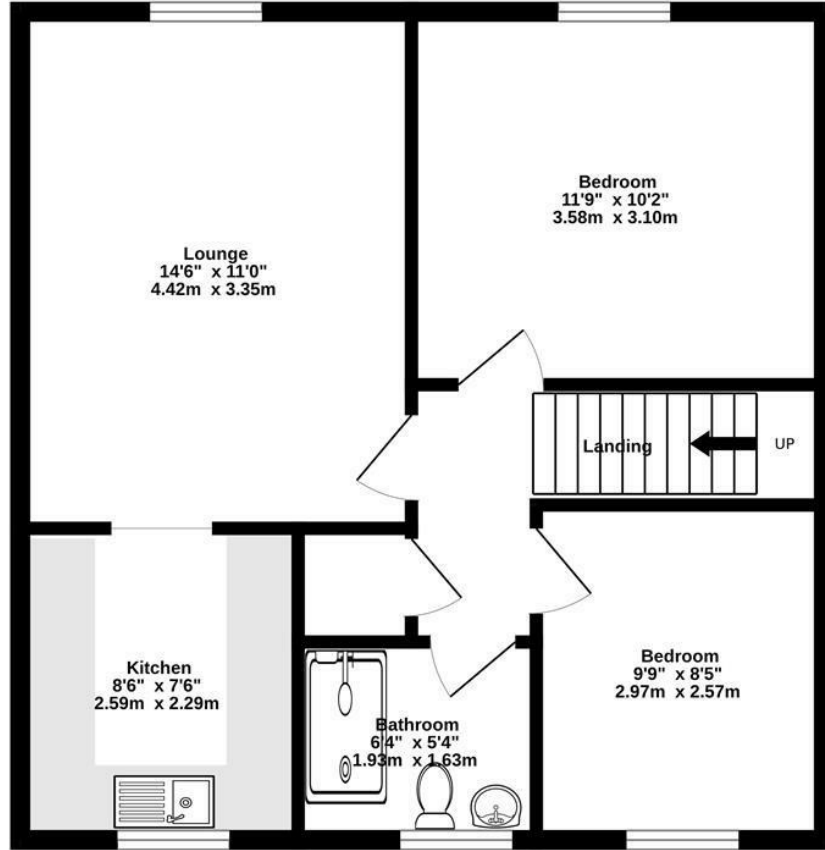
Private lawned rear garden





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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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