

Mancroft, Haxby YO32 2ZL

Offers Over £270,000

Stephensons
estate agents & chartered surveyors



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. No Onward Chain

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
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



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.

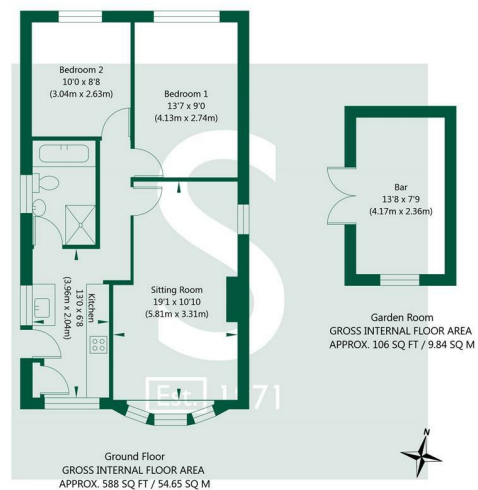
The contemporary bathroom is fully tiled and comprises a three-piece suite including jacuzzi style bathtub, walk-in shower cubicle, low flush WC and wash hand basin with mixer tap.

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.

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.
 www.exposurepropertymarketing.com © 2025

Partners:

- J F Stephenson MA (Cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg. dip MRICS
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145

Associate Partners:

- N Lawrence
- I Jarvis MNAEA

Selby: 01757 706707
 Haxby: 01904 809900