



HUNTERS[®]
HERE TO GET *you* THERE



Wheatley Drive, Haxby, York

Guide Price £325,000

- 3 BED DETACHED FAMILY HOME
- FIRST TIME ON THE MARKET IN OVER 30 YEARS
- WELL PRESENTED THROUGHOUT
- BOILER, ELECTRICS & GARAGE ROOF UPDATED IN LAST 12 YEARS
- SUPERB SOUTH FACING GARDEN
- DETACHED GARAGE
- HANDY FOR HAXBY SHOPS
- EPC RATING C, COUNCIL TAX BAND C
- WINDOWS REPLACED 2024
- APPLY HUNTERS HAXBY 01904 750555

3 BED DETACHED FAMILY HOME IN HAXBY CUL DE SAC - SOUTH FACING GARDEN - SITUATED A FEW STREETS AWAY FROM LOCAL SHOPS - WELL PRESENTED THROUGHOUT - LOTS OF POTENTIAL - DETACHED GARAGE -

This is a superb opportunity to purchase a 3 bed detached house that has come to the market for the first time in over 30 years, as the current owners are now looking to move to single storey living.

Well presented throughout, the property has already benefited from a replacement gas boiler, electricity consumer unit and fibreglass garage roof over the last 12 years, along with replacement windows in 2024 and French doors replaced in 2022. The property still offers the next owner scope to potentially extend (STPP) and reconfigure the ground floor.

The real selling point for this house is the good sized south facing rear garden, with a detached garage and vegetable plot behind.

Come and see this lovely family home by calling Hunters Haxby on 01904 750555 - EPC Rating C - Council Tax Band C.

Haxby

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Anti Money Laundering Regulations

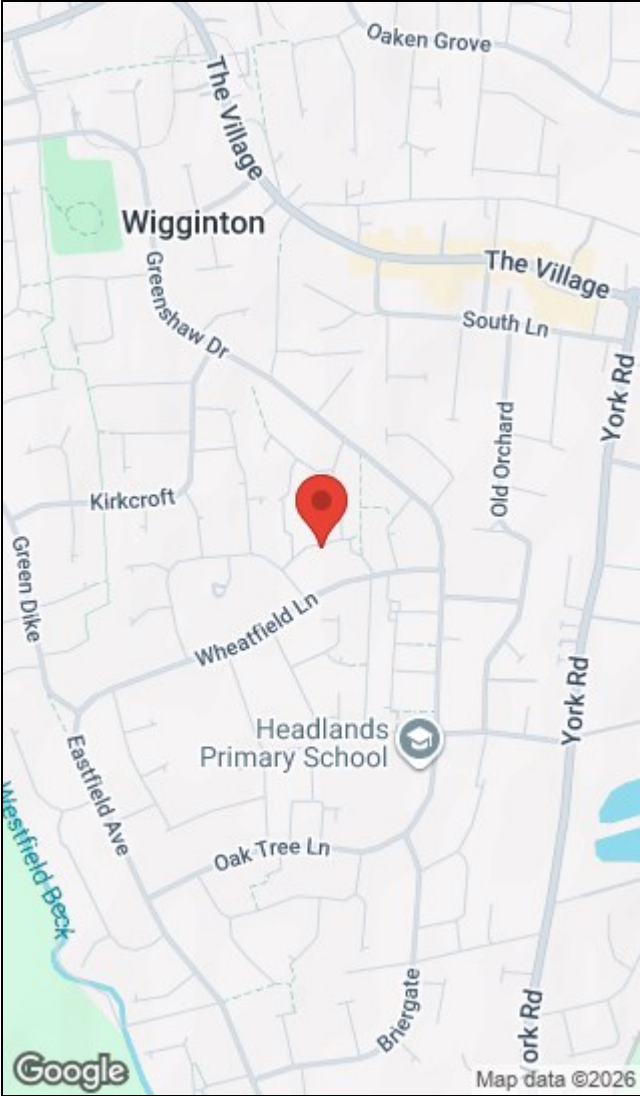
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











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		
	71	79
England & Wales	EU Directive 2002/91/EC 	

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