



**Ploughlands, Haxby, York
Offers Over £350,000**

**** FEATURE BREAKFAST KITCHEN ****

A previously extended detached house which has been comprehensively improved and adapted to create ideal family living accommodation, featuring a modern breakfast kitchen, single garage and private rear garden.



Accommodation

An ideal opportunity for young and mature families to acquire this comprehensively upgraded, detached house set in the heart of Haxby and offering quick and easy access to the A1237 York Outer Ring Road.

Internally, the property is entered via a double glazed front entrance door into an entrance hall having a staircase leading to the first floor. The hall includes a mounted cloaks rail and radiator.

The principal reception room is a spacious, through lounge featuring a living flame coal effect gas fire set on a tiled hearth with matching surround. The lounge has a bay window to the front elevation with window shutters, in addition to sliding patio doors to the rear elevation leading out onto the garden beyond. There is a television aerial point and enclosed radiator.

Without doubt the feature room of the property is the extended breakfast kitchen, which has a range of built-in base units to 2 sides with Butcher's block worktops and inset polycarbonate sink unit. There is an addition range of matching high level storage cupboards with tiled splashbacks. Included within the sale is a floor mounted Rangemaster cooker with matching extractor. The kitchen also provides plumbing for a washing machine and dishwasher, as well as space for a fridge freezer unit and breakfast table. There is a built-in under stairs pantry cupboard, radiator, ceiling down lighters, integral garage access and a uPVC framed double glazed rear entrance door.

The first floor landing services the first floor accommodation and includes a loft hatch and built-in over stairs cupboard housing the gas fired central heating boiler.

The main bedroom is located at the front of the house having a double fronted wardrobe, radiator, and Delph rack.

Bedroom 2 is a further double room, located at the rear, and includes a floor to ceiling wardrobe, chest of draws and radiator.

Bedroom 3 is adapted as an office space, with additional built-in over stairs wardrobe and radiator.

The internal accommodation is completed by a modern house bathroom, having a low flush W.C., wash hand basin and inset bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom includes a heated chrome towel rail, extractor fan, ceiling down lighters and tiled flooring.

To The outside

The property is accessed directly of Ploughlands onto a recently relayed block paved front driveway, which provides off street parking for numerous vehicles. The driveway in term accesses the attached single garage, which has an up and over garage door and is equipped with light and power.

The front garden features a raised side, herbaceous bed with surrounding fenced boundaries.

Running full width across the rear elevation is a flagged and concrete patio providing space for garden furniture, ideal for outside entertaining.

The patio steps up onto a rectangular rear garden, which is centrally laid to lawn with gravelled borders. A flagged pathway runs from front to rear, and there is a secondary flagged patio adjoining the rear boundary.

A brick built external store is included within the sale, and the rear garden is fully enclosed by fenced boundaries, with outside water and light located off the rear elevation.

The property benefits from both gas fired central heating and double glazing throughout and an early inspection is strongly recommended.

Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000* Mbps download speed

EPC - Rating C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

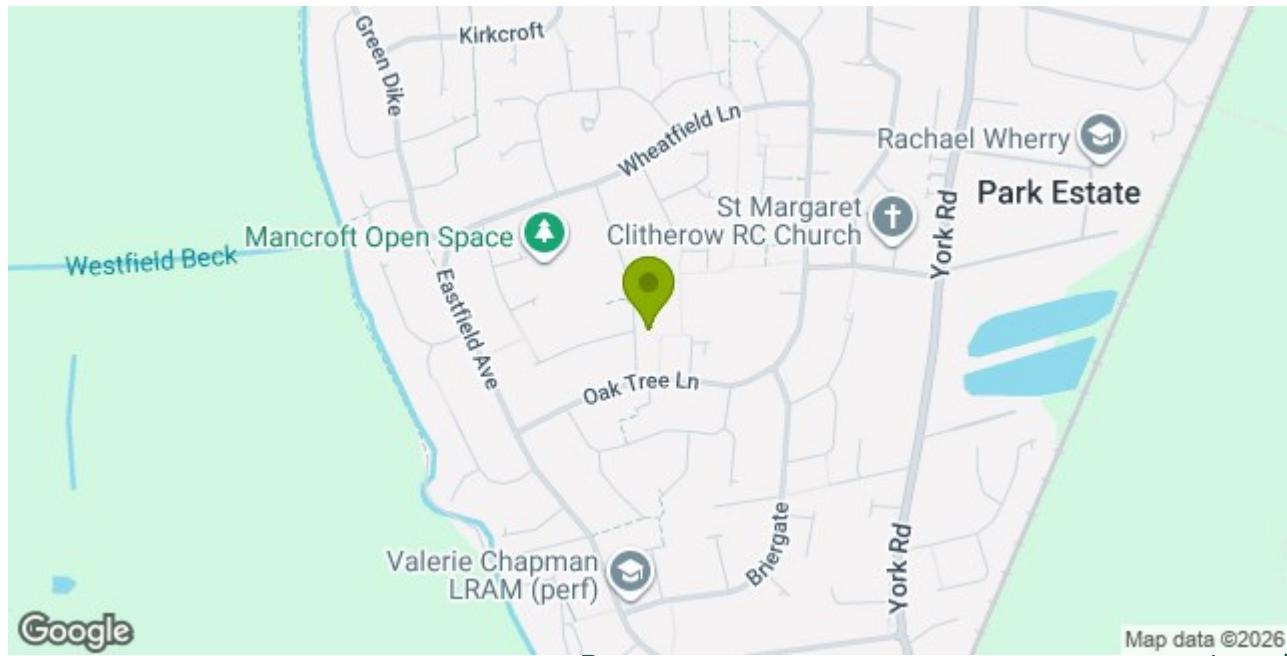




Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 482 SQ FT / 44.75 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 398 SQ FT / 36.96 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.71 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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