



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**NO ONWARD CHAIN** - Now available on the open market is this well-positioned, two-bedroom detached bungalow, situated in the sought-after town of Haxby. Handily positioned on one of Haxby's most sought after cul de sacs the property is literally a short stroll away from the Haxby village green and shopping areas and benefiting from bus routes in to York also close by,

The property is in need of updating and some modernisation but due to its location we expect plenty of interest and viewings are strongly recommended. The accommodation briefly comprises, kitchen diner, living room, bathroom and the two bedrooms. There is extensive UPVC double glazing and gas fired central heating.

Externally, the home benefits from driveway parking, a garage as well as gardens to both front and rear.

This property has plenty of potential for the next owner to really make their mark on this well positioned bungalow in the heart of Haxby.

## **Haxby**

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres which are a short walk away. 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.

## **Agents Note**

Please be advised that this property is being sold as part of a deceased estate and there is no chain with the transaction. We have been advised that the Grant of Probate has been approved and the certificate is due to arrive imminently (April 2026). In addition the property is being sold by executors on behalf of the deceased and they have never resided at the bungalow and therefore their material knowledge of the property is limited.

## **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.

## **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.







GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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