



3 Wheatley Drive Haxby  
York, YO32 2WA  
Offers Invited £155,000

 2  1  1  D

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

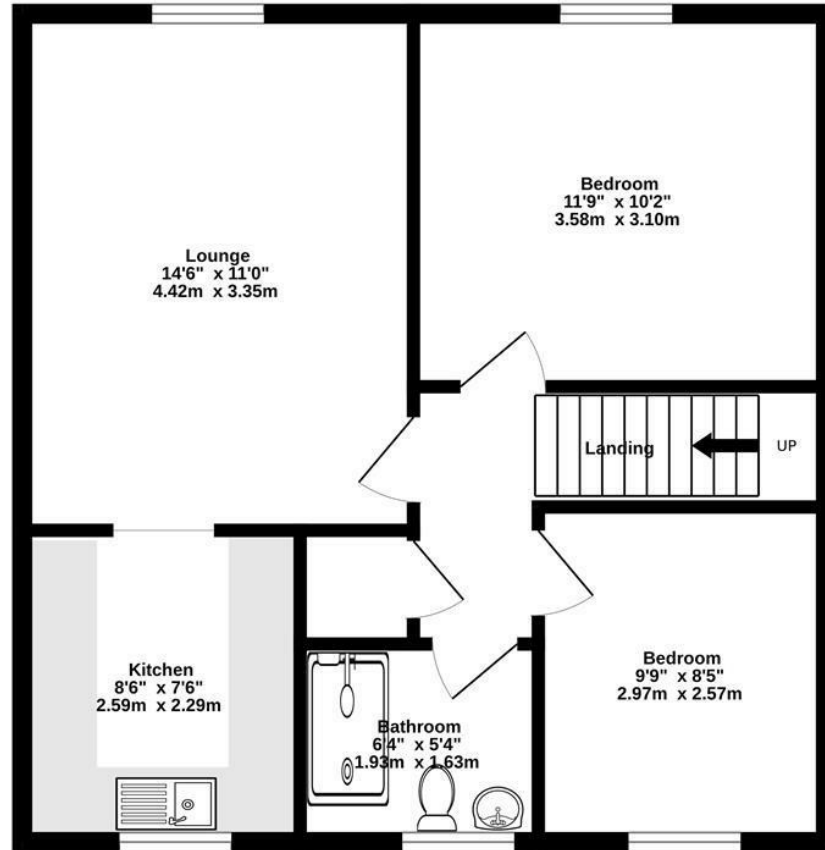
Private lawned rear garden





## 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.  
Made with Metropix ©2025

## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.