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# Sandygap, Haxby, York

Guide Price £220,000

\*\*\* 2 BED MID TOWNHOUSE \*\*\* NO ONWARD CHAIN \*\*\* UPVC DOUBLE GLAZING \*\*\* GAS CENTRAL HEATING \*\*\* EPC RATING C \*\*\* COUNCIL TAX BAND B \*\*\* We are delighted to offer for sale this well presented 2 bedroom mid townhouse in the sought after village of Haxby to the north of York. Having been renovated by the current owners it is conveniently located close to the primary school, convenience store and bus routes to the city centre. We expect plenty of interest from first time buyers and downsizers alike.

The property is offered with No Onward Chain and has the potential for a quick purchase with it being vacant from a proposed date of mid december 2025. Call Hunters Haxby for a viewing on 01904 750555

## LOCATION

Sandygap is located off Oak Tree Lane which links Greenshaw Drive to Eastfield Avenue in Haxby. The cul de sac is opposite the Morrisons convenience store. You can park in Sandy Gap and you approach the property by turning left at the end and walking in front of the houses to number 11.

## DESCRIPTION

The property is accessed via a footpath from the parking area on the cul de sac with an open green space to the front. Approaching the property via a mainly lawned garden and pathway you enter the property via a UPVC door. The accommodation comprises a Living Room to the front with stairs to the first floor. There kitchen has an electric oven microwave and hob as well as a sink drainer and space for washing machine there is a door and windows to the rear garden and an understairs storage cupboard. Upstairs there are 2 bedrooms and a refitted bathroom with electric shower over bath, close coupled wc and pedestal wash hand basin, in addition there is a useful storage cupboard over the stairs. Outside there is a low maintenance paved garden to the rear with gated access to the path behind.

## AGENTS NOTE

Please note this property is currently let. The photographs used in the marketing are supplied from the vendor from before the current tenancy. Please make sure you visit the property before offering to satisfy yourself with current condition.

## MATERIAL INFORMATION

Tenure Type; Freehold  
Council Tax Banding; B  
Water & Sewerage : Mains  
Electric : Mains  
Gas: Mains  
Drains : Mains  
Internet :  
Standard 29Mbps (Openreach)  
Superfast 1000Mbps (Virgin)

Mobile Coverage: Ofcom website states on 18th November 25 that EE, Three and

Vodafone have Good Outdoor and Variable in home coverage and O2 is Good Outdoor

Planning: Please note that there is outline planning in place for circa 700 properties to be built to the north side of Haxby

## MONEY LAUNDERING CHECKS

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.









2 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, to include rooms and any other forms are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of the information provided and to seek professional advice as to the suitability of the property for their requirements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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