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Mulberry Drive, Haxby, York

Guide Price £400,000

This well-presented detached bungalow is offered to the open market with no onward chain and is ideally located in the ever popular area of Haxby to the north of York. The accommodation includes two bedrooms, living room, fitted kitchen, shower room and a versatile dining room which could also be used as a third bedroom. There is also a useful garden room providing additional living space. Externally, the property benefits from a spacious driveway providing off-street parking, a single garage and a thoughtfully landscaped west-facing rear garden. Viewing is highly recommended. Council Tax Band: D , EPC Rating 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.

Property Description
On entering the property you are welcomed into an entrance hall where there are doors leading to the kitchen, living room, dining room/third bedroom, two further bedrooms and the shower room. There is also a useful storage cupboard and a ceiling hatch providing access into the loft.

The living room is located to the front elevation of the home and has a large window overlooking the front garden. An electric fire set within a fire surround provides a nice focal point to the room.

The kitchen is located at the rear of the bungalows and has a window overlooking the landscaped rear garden. The kitchen is fitted with a range of base and wall units with worktops over, together with a stainless steel sink and mixer tap, gas hob and electric oven and grill. There is also an integrated dishwasher and space and plumbing for a washing machine and fridge freezer.

The shower room is fitted with a step-in shower cubicle with glazed shower screen, hand wash basin set within a vanity unit and WC. There is also a window to the side elevation.

The dining room/third bedroom provides ample space for a dining table if required, whilst also having a glazed sliding door giving access into the generously sized garden room to the rear of the home. The garden room provides a pleasant additional sitting area and has views and access out into the rear garden.

Completing the internal accommodation are two further bedrooms, with the main bedroom benefiting from a range of fitted wardrobes.

Externally, to the front of the property there is a sweeping driveway providing off-street parking for a number of vehicles and leading to the single garage, which has an electric roller door together with power and lighting. The remainder of the front garden has been graveled for ease of maintenance and also features a small established apple tree.

To the rear, the west-facing garden has been thoughtfully landscaped and includes paved seating areas, a lawn and established planted beds. There are also two useful garden sheds.

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.

























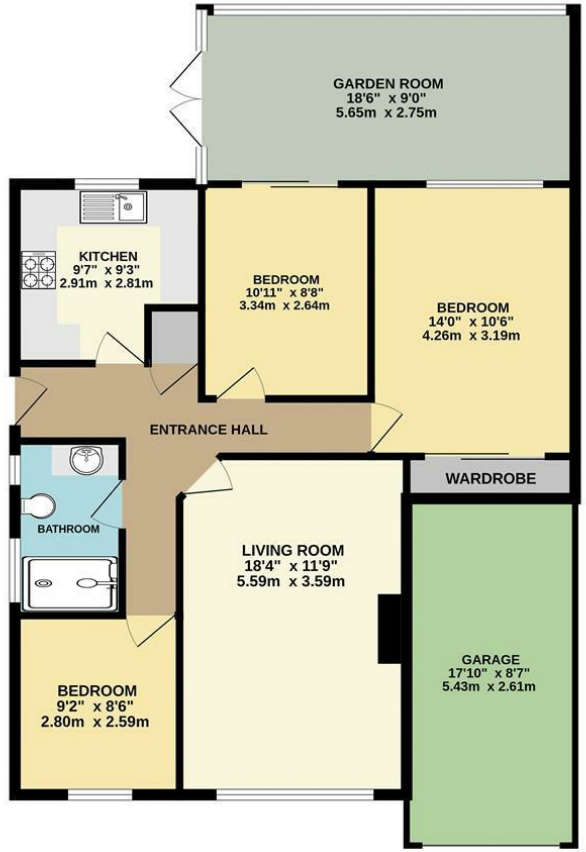








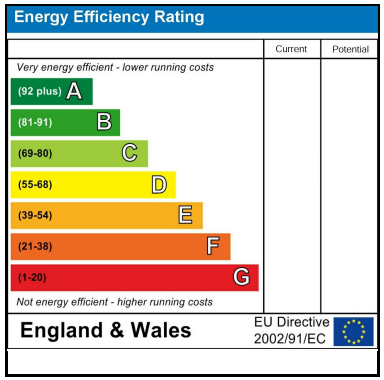
GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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.
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