

HUNTERS[®]

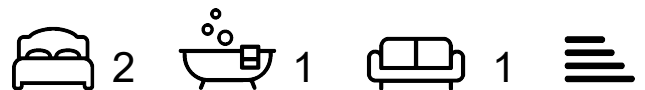
HERE TO GET *you* THERE



Ryemoor Road

Haxby, York, YO32 2GX

Guide Price £250,000



Council Tax: B



31 Ryemoor Road

Haxby, York, YO32 2GX

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ACCOMMODATION

Enter via UPVC door into

ENTRANCE VESTIBULE

Ideal storage area for shoes and coats with a further door leading into

LIVING ROOM

UPVC double glazed window to front, radiator, stairs leading to first floor and door leading through to

KITCHEN

Refitted kitchen with matching wall and base units and complementary work surfaces. Integrated fridge freezer, electric oven, electric hob and fan, integrated washing machine, 1 and half sink drainer, wall mounted combi boiler, under stairs storage cupboard, radiator, UPVC double glazed window to rear, door leading to garden.

FIRST FLOOR LANDING

Loft access (part boarded), drop down ladder, light

BEDROOM 1

Radiator, UPVC double glazed window to front

BEDROOM 2

Radiator, UPVC double glazed window to rear

BATHROOM

Bathroom with tiled floor, 3 piece matching suite comprising panel bath with electric shower over, close coupled wc and pedestal wash hand basin. Over-stairs storage cupboard, Wall mounted towel Radiator, Extractor Fan

OUTSIDE

To the front of the property is a lawned garden with

path to front of the house. To the rear via the kitchen is an outside area laid also mainly to lawn with paved area outside the rear door and further hard standing area at the far end. There is a gate leading to a pathway giving access to the garden without going through the house.

MATERIAL INFORMATION

Tenure - Freehold

Water & Drainage - Mains

Electricity - Mains

Heating - Mains Gas (Combi Boiler Refitted 2021)

Broadband - Virgin Media Cable (270 Mbps)

ANTI MONEY LAUNDERING REGULATIONS

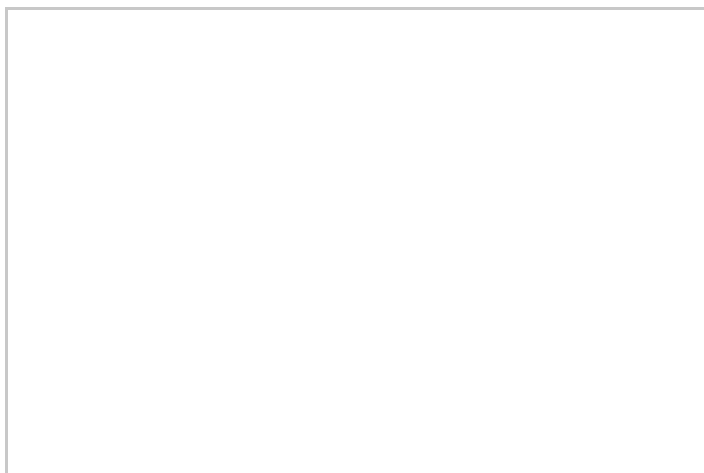
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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

Tel: 01904 750555

(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.



Road Map



Hybrid Map



Terrain Map



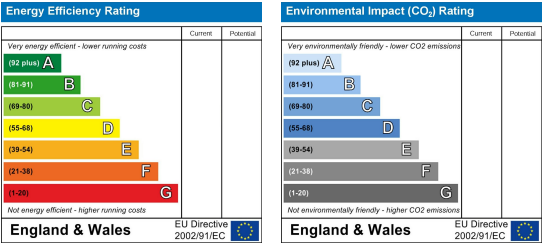
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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