

A well presented detached bungalow sat at the end of this peaceful cul-de-sac and enjoying a corner position with generous gardens and ample off road parking. No Onward Chain

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 76\* Mbps download speed  
 EPC Rating: D  
 Council Tax: C - City of York  
 Current Planning Permission: No current valid planning permissions  
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



The property is entered via the side elevation into the modern fitted kitchen which has ample fitted storage units with laminate preparation incorporating a 1 1/2 stainless steel sink with drying area. There are a range on integrated appliances including oven/grill, fridge/freezer, dishwasher and 4 ring gas hob. There is also a useful storage cupboard.

The sitting room is spacious in size with two uPVC windows allowing light to flow into the room. Positioned centrally is a modern, wall-mounted gas fireplace which acts as the focal point of the room.

The property benefits from two well-proportioned double bedrooms which are located towards the rear.

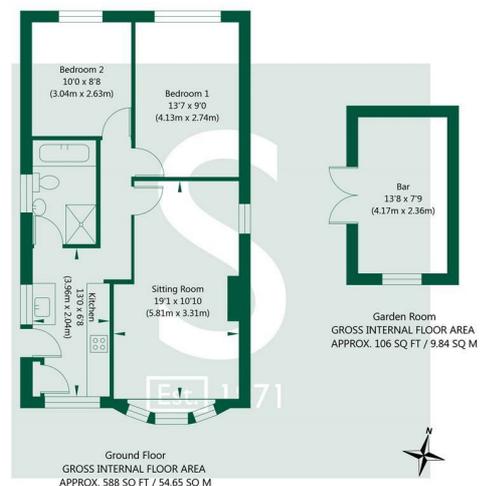
The contemporary bathroom is fully tiled and comprises a three-piece suite including jacuzzi style bathtub, walk-in shower cubicle, low flush WC and wash hand basin with mixer tap.

The property is positioned at the end of the cul-de-sac and has low-maintenance front & rear gardens.

The rear garden has both patioed and stone pebbled areas with raised beds. There is an brick-built outbuilding currently used as a home bar with French doors and power connected as well as a convenient timber storage shed.

The property has a brick paved driveway which has a gated entrance and leads to a carport which has space for an outside washer/drier.

Mancroft , Haxby, York, YO32 2ZL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 694 SQ FT / 64.49 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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