Old Orchard, Haxby, York

£325,000

Stephensons
estate agents & chartered surveyors

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Old Orchard, York YO32 3DT

Est. 1871

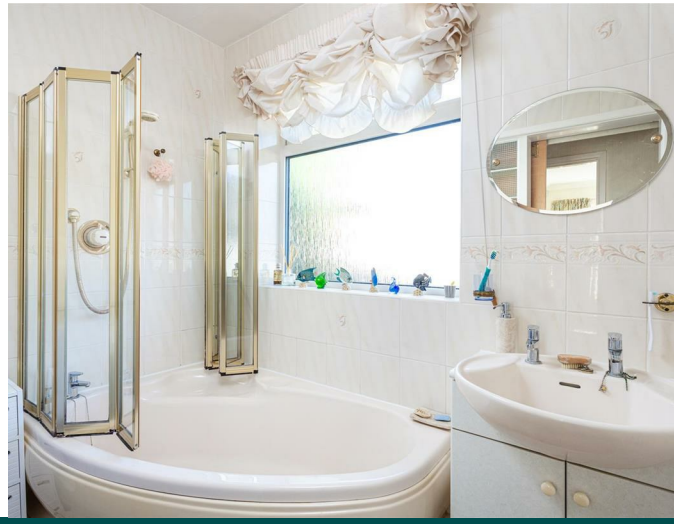
£325,000

Set on a particularly well-regarded and desirable road within Haxby, this bungalow offers a well-proportioned layout in a location that continues to be popular with a wide range of buyers.

The property has been well maintained and clearly cared for over the years, providing a comfortable home that is ready to be lived in. While it would now benefit from a programme of modernisation, it offers an excellent opportunity for a new owner to update and personalise the space to suit their own style and requirements.

The accommodation is arranged across a single level and opens into a central hallway. To the front of the property, the sitting room is a bright and generous space, with a large window allowing natural light to fill the room. The kitchen and dining area sit alongside, offering a practical layout with good space for everyday living.

There are three bedrooms, all well proportioned and offering flexibility depending on requirements, whether for family, guests or a home office. A bathroom and separate WC add further practicality to the layout.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: up to 1000 Mbps*
EPC Rating: tbc -
Council Tax: D - City of York
Current Planning Permission: No current valid planning permissions

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

Externally, the property benefits from gardens surrounding the home, providing space for outdoor seating and general use. A driveway leads to a garage, offering off-street parking and useful storage.

Old Orchard is located within the popular village of Haxby, a highly regarded area known for its strong community feel and excellent range of amenities. Haxby village centre is within easy reach and offers a variety of independent shops, cafés, supermarkets and everyday services. Regular bus routes, including the number 1 and 20 which run from the end of the road, provide straightforward access into York city centre, along with convenient road links for travel further afield.

Overall, this is a well cared for home in a sought-after location, offering a great opportunity to create a home to your own specification over time.

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.

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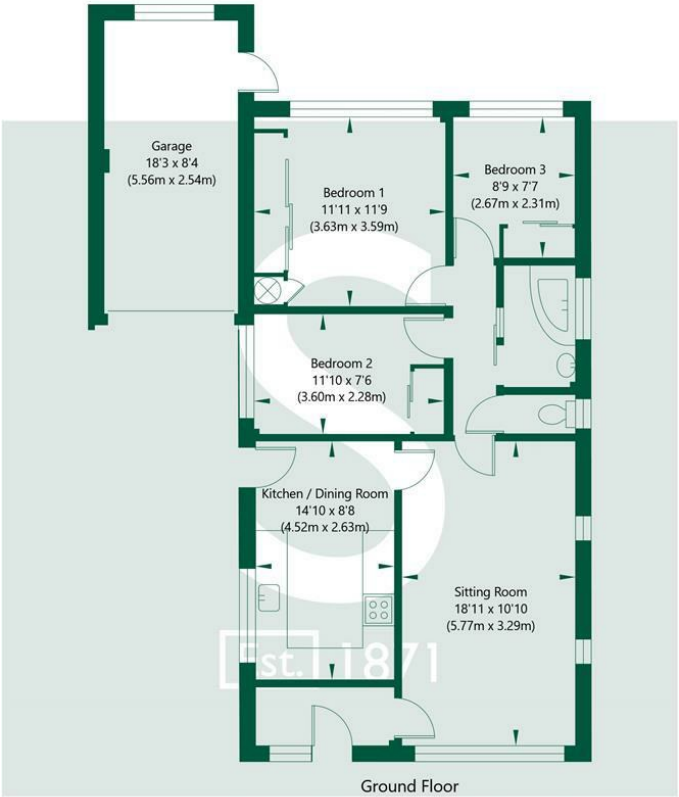

Ground Floor
GROSS INTERNAL FLOOR AREA - (Excluding Garage)
APPROX. 779 SQ FT / 72.33 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 779 SQ FT / 72.33 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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