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Netherwindings, Haxby, York

Asking Price £340,000

***** 3 BEDROOM DETACHED FAMILY HOME *** HAXBY CUL DE SAC *** SOUTH FACING GARDEN *** New to the market is this well-presented three-bedroom detached home, ideally located in the sought-after town of Haxby, close to a range of local amenities and schools. The accommodation comprises a cosy living room, a practical dining kitchen, and a conservatory to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property benefits from a lawned front garden and driveway parking, while to the rear is an enclosed south facing garden featuring a decked seating area, additional lawn, a barked play area, and a garage. EPC Rating: D, Council Tax Band: 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 via the front door, you are welcomed into an entrance hall with stairs rising to the first-floor accommodation and a door leading into the living room. Positioned to the front elevation, the living room features a fireplace with an electric fire inset along with a large bay window, creating a bright and comfortable living space. Double doors open through to the dining kitchen, allowing the ground floor accommodation to flow seamlessly together when desired, making it ideal for both everyday family living and entertaining guests.
The dining kitchen is fitted with a range of wall and base units with complementary worktops, a stainless steel sink with mixer tap, an integrated gas hob and electric oven, together with space and plumbing for additional appliances including a washing machine, dishwasher and fridge freezer. The kitchen also provides access to a useful understairs storage cupboard, the conservatory and a door leading out to the rear garden.

To the first floor, the landing provides access to three bedrooms, comprising two double bedrooms and a single bedroom currently utilised as a study. The house bathroom is fitted with a bath with shower over and glass shower screen, a hand wash basin set within a vanity unit and a WC. Completing the first floor is a useful storage cupboard accessed from the landing.

Externally, to the front of the home there is a lawned garden and a paved driveway providing off-street parking. To the rear, the enclosed garden is predominantly laid to lawn and also benefits from a decked seating area and barked section. In addition, there is a timber garden shed and a garage with an up-and-over door, power and lighting.

Property Information
Sellers have advised that Water, Electricity and Gas are Mains connected.
Ofcom states that Standard Internet at the property is Standard 6Mbps and Superfast 55 Mbps
Sellers advise that Internet is currently Fibre (to the cabinet) via Openreach and they get= upwards of 28 Mbps,
Ofcom states that o2 and Vodafone have 'Good' Indoor and Outdoor coverage at the property. Sellers advise that the mobile coverage is good in all rooms.
Please note the garage does not have vehicular accessibility at present via the main garage door (because of decked area) and is accessed via the personnel door to the side.

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.

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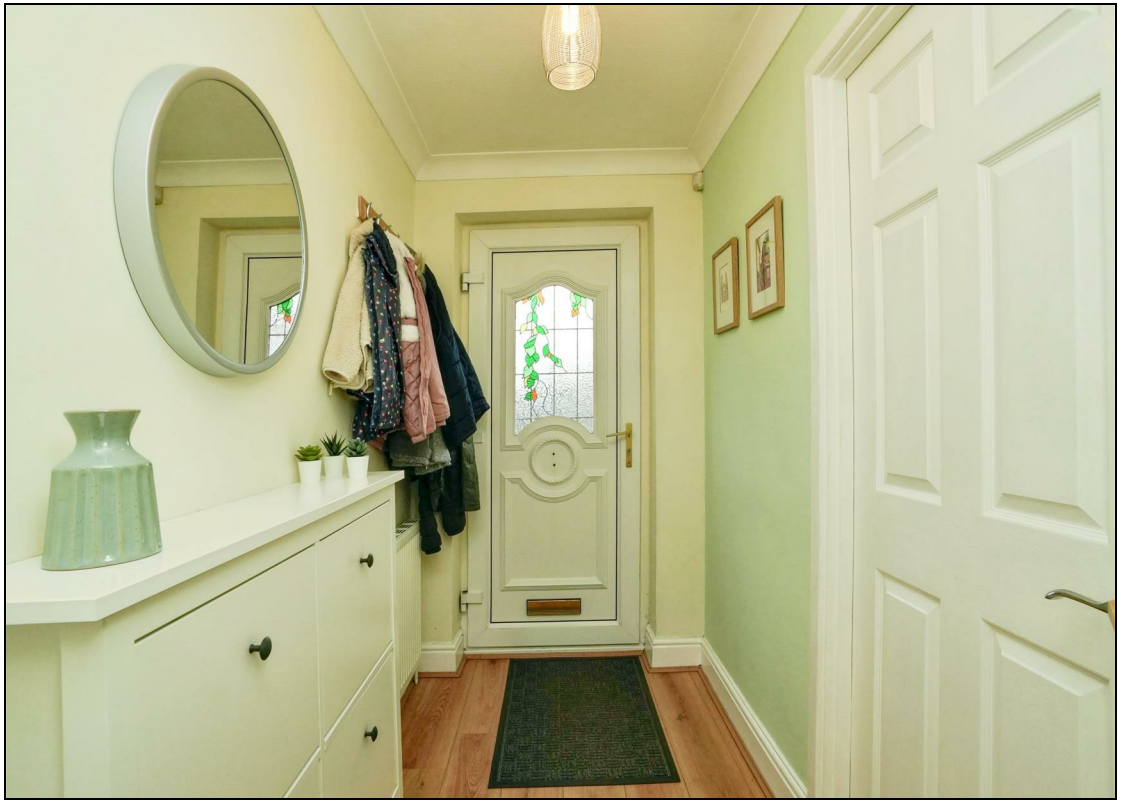

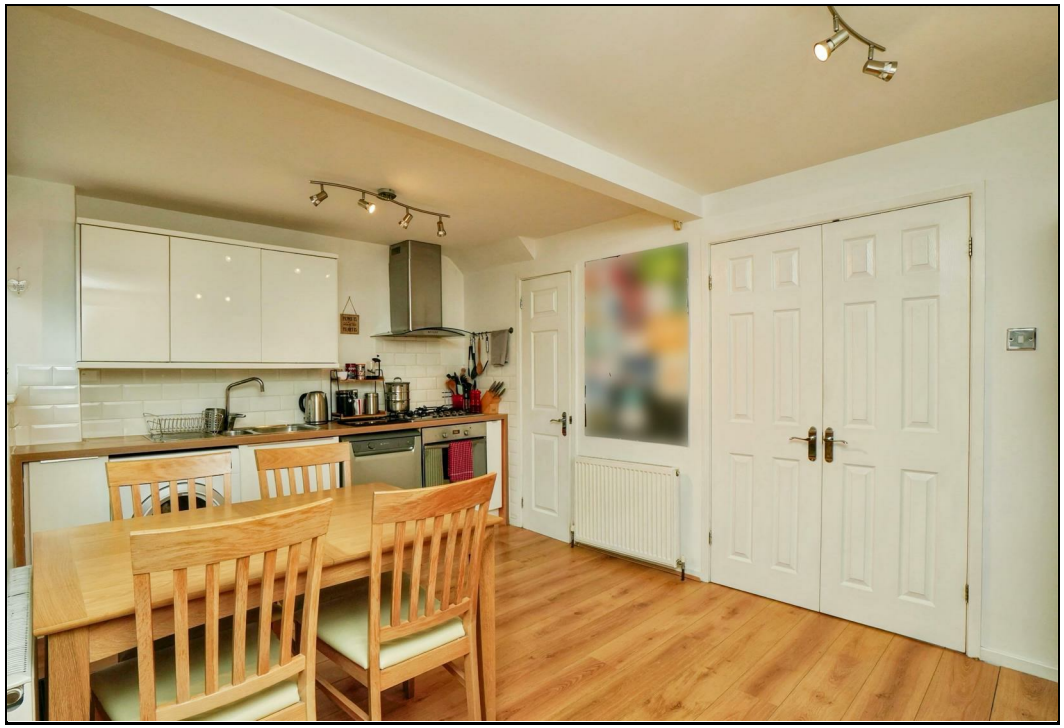

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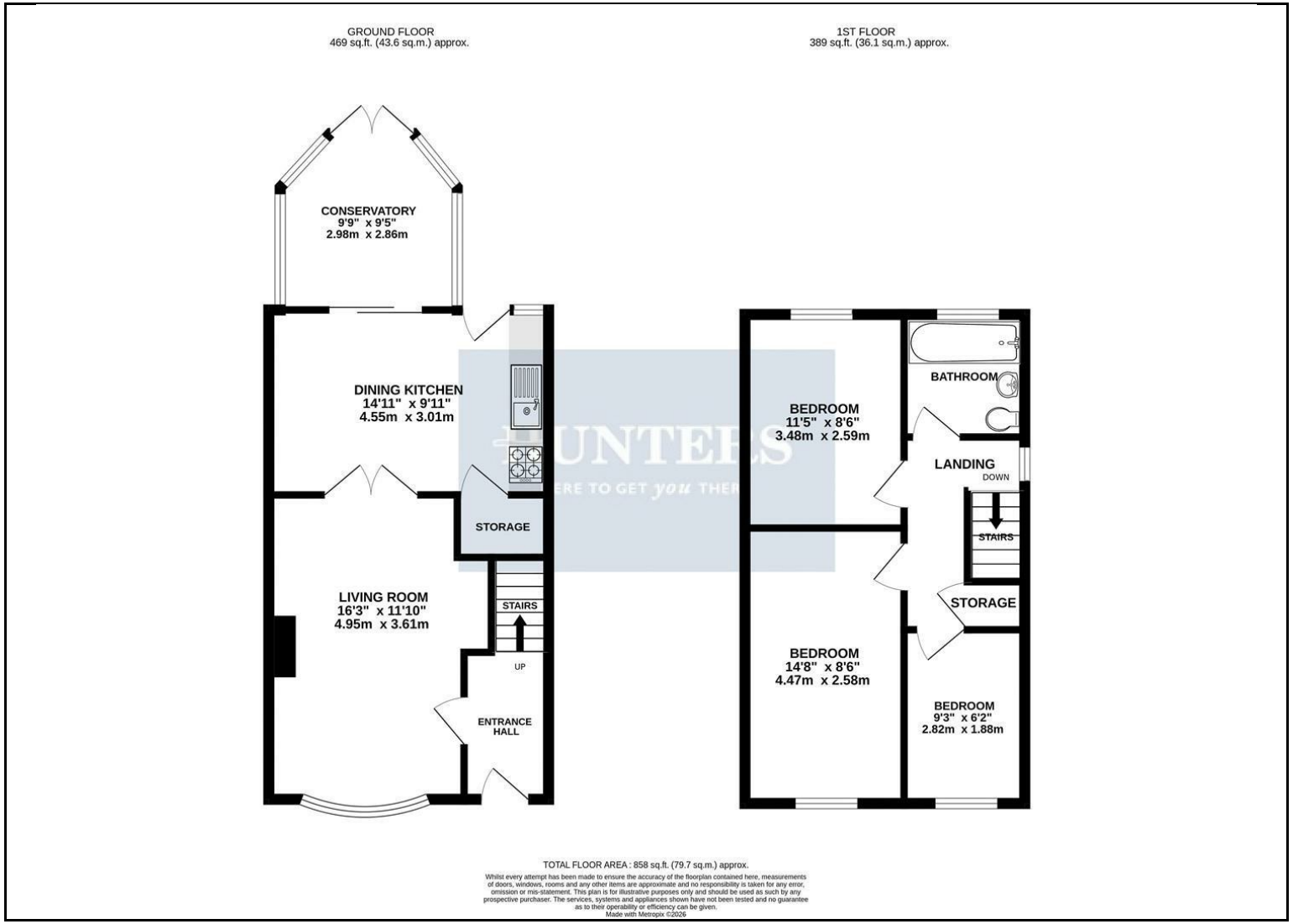

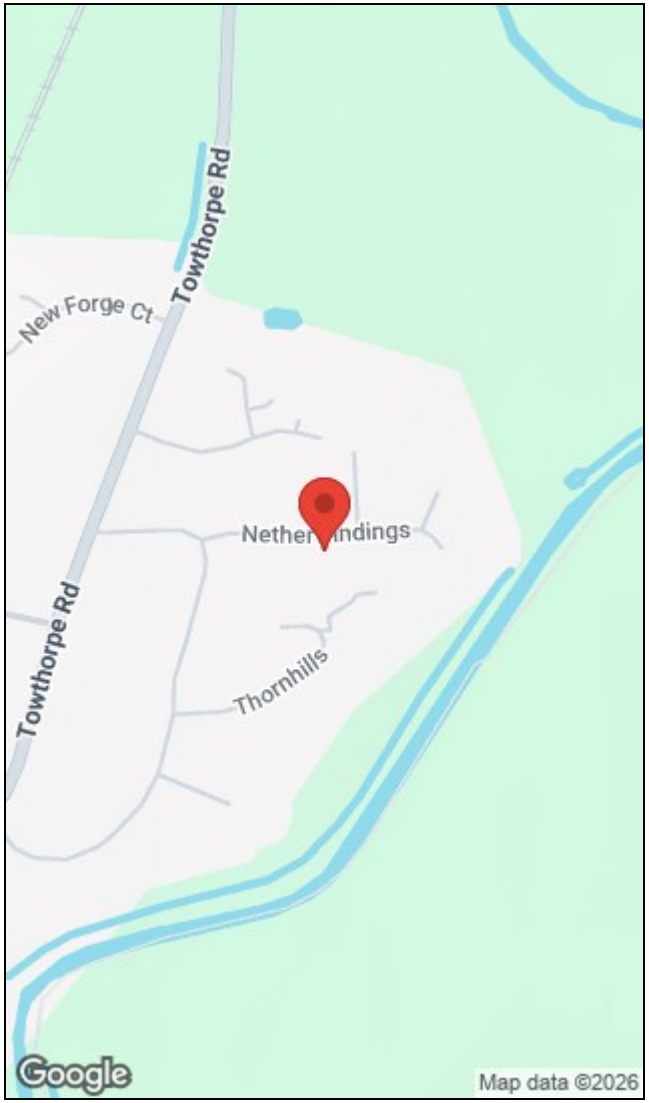

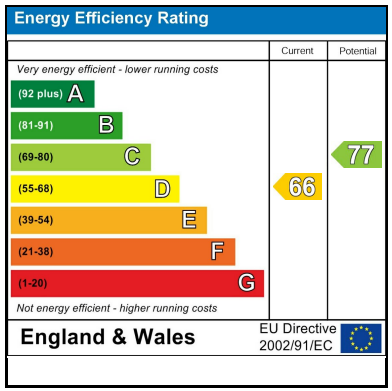

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