

HUNTERS®

HERE TO GET *you* THERE



Thornhills

Haxby, YO32 3WD

Guide Price £290,000



Council Tax: C



22 Thornhills

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DESCRIPTION

*** 3 BED SEMI DETACHED HOUSE *** NO ONWARD CHAIN *** ENCLOSED REAR SOUTH FACING GARDEN *** GARAGE *** POTENTIAL TO IMPROVE *** GAS CENTRAL HEATING *** UPVC DOUBLE GLAZING *** COUNCIL TAX BAND C *** EPC RATING D *** .

This is a superb opportunity to purchase a 3 bedroom family home in a Haxby cul de sac less than 5 miles from the centre of York. Handily located with a frequent bus service to the city on an adjacent street the house has been in the family for some considerable time and is now offered with NO ONWARD CHAIN and with VACANT POSSESSION. The house offers you a lovely opportunity to put your stamp on it and enjoy the house as you would like it. The family have had the windows updated and the garden is enclosed and southerly facing, We anticipate plenty of interest so don't hesitate to get in touch to arrange a viewing.

ACCOMMODATION

Enter via UPVC door

ENTRANCE PORCH

UPVC double glazed units

LIVING DINER

23'4" x 11'9" (narrowing to 9'5") (7.11m x 3.58m (narrowing to 2.87m))

UPVC double glazed windows to front and rear, stairs to first floor, access to Kitchen

KITCHEN

10'3" x 8'10" (3.12m x 2.69m)

Fitted kitchen with door and window to rear garden,

fitted appliances include oven, electric hob with filter hood above, space for fridge freezer, space for washing machine

FIRST FLOOR LANDING

BEDROOM 1

11'10" x 10'3" (plus robes) (3.61m x 3.12m (plus robes))

Fitted wardrobes, cupboard over stairs, window to the front

BEDROOM 2

11'10" x 10'8" (max) (3.61m x 3.25m (max))

UPVC window to the rear

BEDROOM 3

8'1" x 7'4" (2.46m x 2.24m)

Window to the front

BATHROOM

8'1" x 5'6" (2.46m x 1.68m)

Bath with electric shower over, wc, wash hand basin

GARAGE

15'3" x 8'0" (approx) (4.65m x 2.44m (approx))

Internal garage with up and over door

OUTSIDE

The front of the property has been landscaped with a driveway for up to 3 vehicles and the outlook is across to the open greenspace opposite. The rear garden has the benefit of being south facing enjoying plenty of sun and consists of patio, lawn and greenhouse.

EPC RATINGS

Energy Performance Certificate ratings currently 68 (D) with a potential rating of 74 (C)

Tel: 01904 750555

MATERIAL INFORMATION

Tenure Type; Freehold

Council Tax Banding; C

Water & Sewerage : Mains

Electric : Mains

Gas: Mains

Internet : Up To 67Mbps (incl Sky, BT, Vodafone)

Planning: Please note that there is outline planning in place for circa 700 properties to be built to the north side of Haxby



Road Map



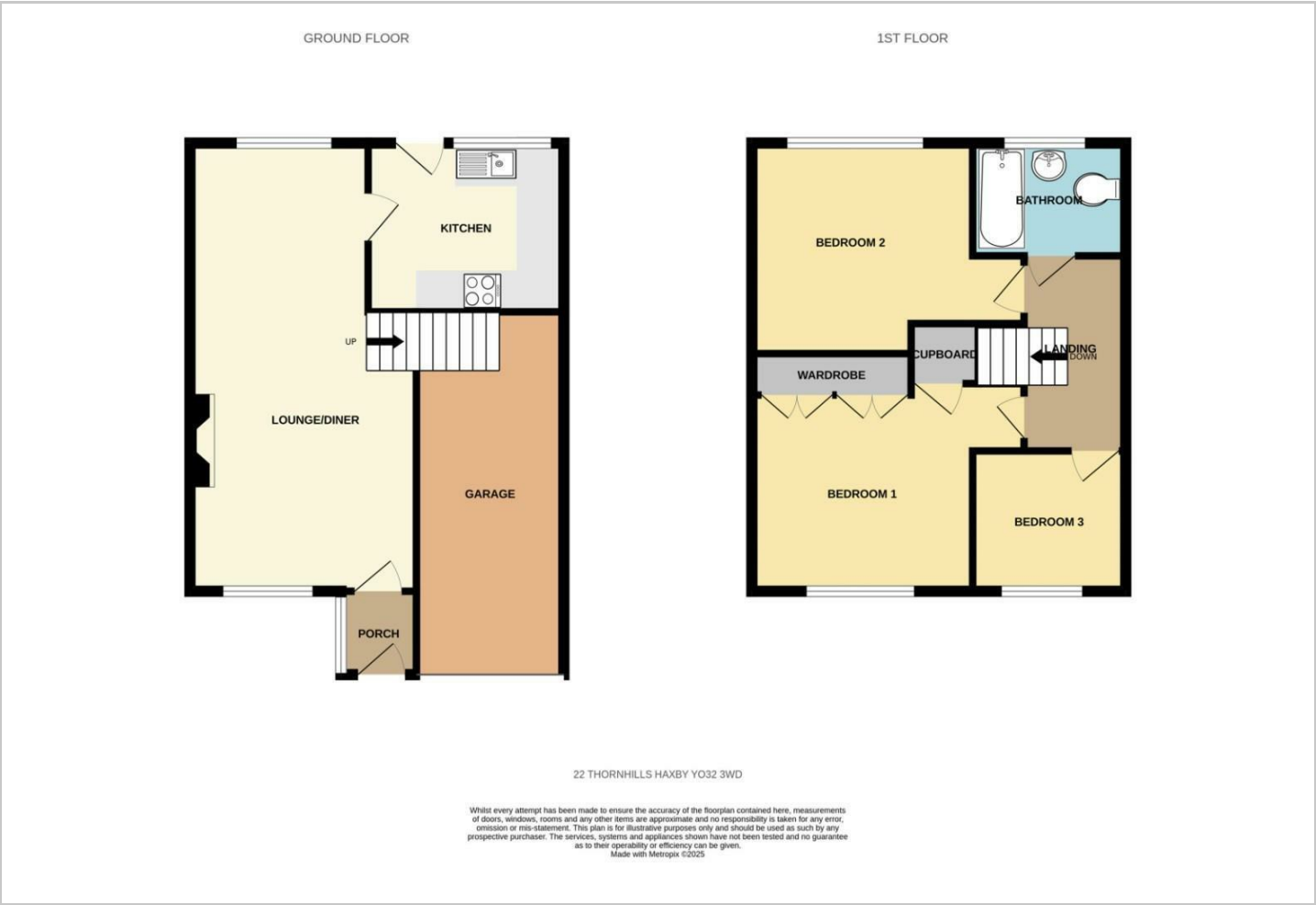
Hybrid Map



Terrain Map



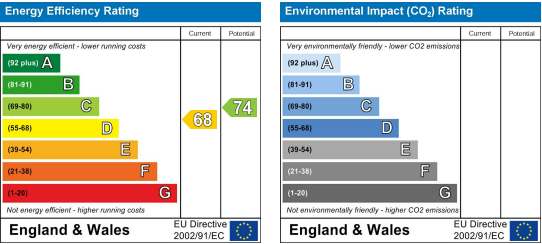
Floor Plan



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



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. **THINKING OF SELLING?** 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.