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Cornwood Way, Haxby, York

Guide Price £240,000

Situated in the highly sought-after area of Haxby is this well-presented two double bedroom home. The property offers a living room, a well-equipped kitchen, and two generous double bedrooms served by a bathroom.

Outside, there is a lawned front garden and a low-maintenance south-facing rear garden with a decked seating area and a garden shed.

Conveniently located close to Haxby's excellent local amenities, schools and transport links to York, this fantastic home is sure to appeal. Council Tax Band: B, EPC Rating: 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

Upon entering the property, you are welcomed into a entrance vestibule, which leads through to the living room. The living room enjoys a window to the front elevation, allowing plenty of natural light, and features a staircase rising to the first floor along with a doorway leading into the kitchen.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units incorporating a stainless steel sink with a mixer tap, an integrated electric ceramic hob and electric oven, together with space and plumbing for additional appliances. There is also a useful understairs storage cupboard. A glazed door and rear-facing window provide both access to and views over the enclosed, south-facing rear garden.

To the first floor, the landing gives access to two well-proportioned bedrooms and the bathroom. The bathroom is fitted with a panelled bath with a shower over and glazed shower screen, a pedestal wash hand basin and a low-flush WC. A useful built-in storage cupboard completes the accommodation.

Externally, the property benefits from a lawned front garden with a paved pathway leading to the entrance door. To the rear is an enclosed South facing garden, predominantly laid to lawn complemented by a decked seating area, ideal for outdoor entertaining. Additional features include an outside water tap, a garden shed and a rear access gate.

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.

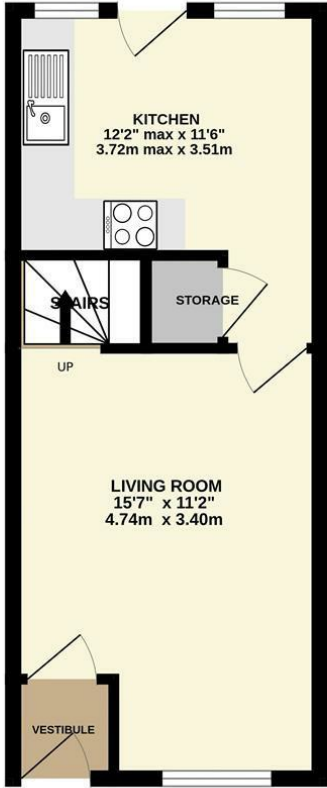
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



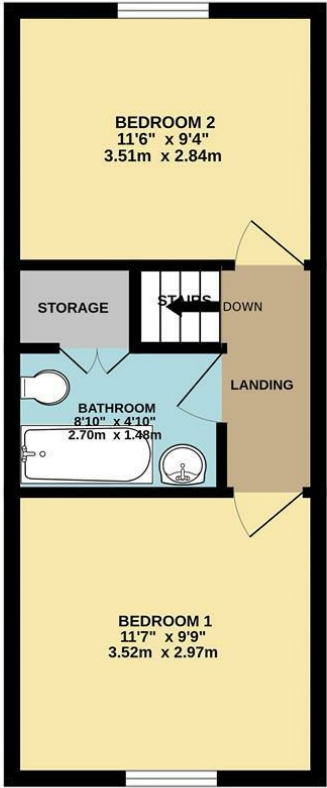




GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

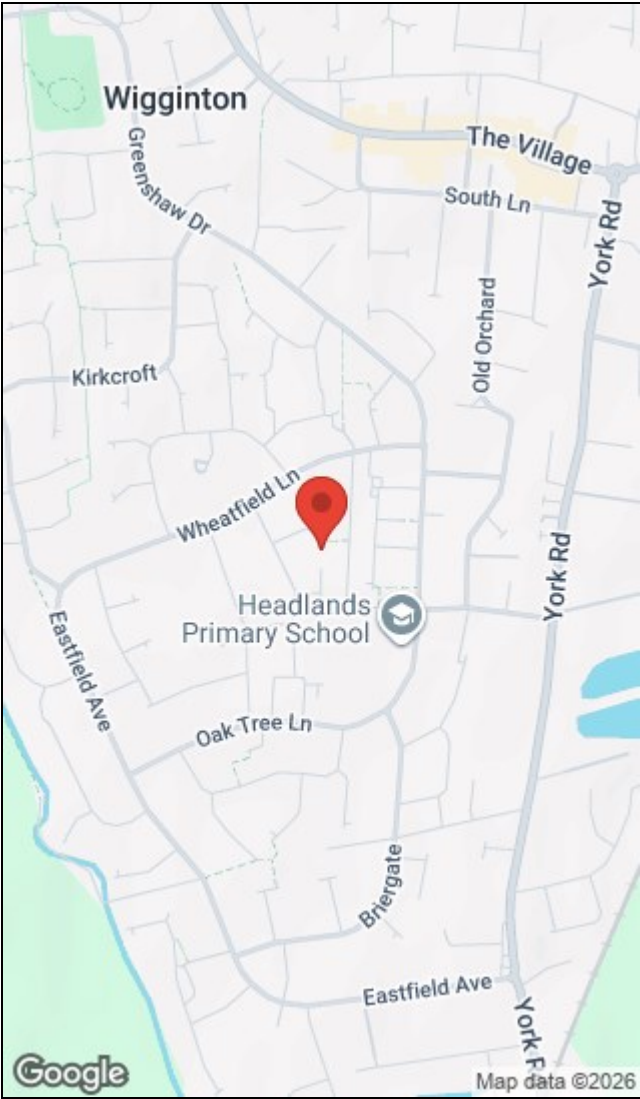


1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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