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 2  1  2  C

**\*\*\* NO ONWARD CHAIN \*\*\*** Well presented and extended 2 bed detached bungalow in Haxby with a conservatory and south facing garden. Handy for amenities this spacious 2 bedroom detached bungalow is offered to the market with vacant possession and no onward chain. Having been extended to the rear of the second bedroom and with a conservatory at the back as well this property offers spacious accommodation. The kitchen opens through to an adjacent room to provide a kitchen diner and we believe this could have formerly been a 3rd bedroom. Externally there is a garage with remotely operated roller door and the south facing garden has been well loved over the years. The property enjoys a handy location for the Haxby amenities with the bungalow being about a 10 minute walk away from the main shopping area and few minutes from Headland primary school. In addition there are local bus services to York a couple of streets away. Council Tax Band D : 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. This property is located about a 10 min walk away from the Haxby shopping centres which include the Co-Op and Sainsburys.

## Property Description

**\*\*\* 2 BED DETACHED BUNGALOW \*\*\* NO ONWARD CHAIN \*\*\*** Believed to have been built by Sawdon and Simpson this is a 2 bedroom detached bungalow that we understand may have been adapted from a 3 bed design historically. The property now benefits from a dining area off the kitchen which was potentially the 3rd bedroom. The bungalow has also been extended to the rear of bedroom 2 and a conservatory added. On entering the property you access an entrance hall which then leads into the spacious 18ft Living Room with bow window to the front and additional windows to the side providing a light and airy feel. The kitchen is well equipped with a range of fitted wall and base units with complementary surfaces over and access to the driveway from the side door and also opens through to the dining area with its large window again making it feel very light and pleasant. Off the hall is the main bedroom and the family bathroom as well as bedroom 2 which has been extended and then leads through to the conservatory. Beyond the conservatory is a delightful south facing garden with greenhouse and a detached garage. Viewings are encouraged to appreciate the size of the property on offer. EPC Rating C - Council Tax Band D

## 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.







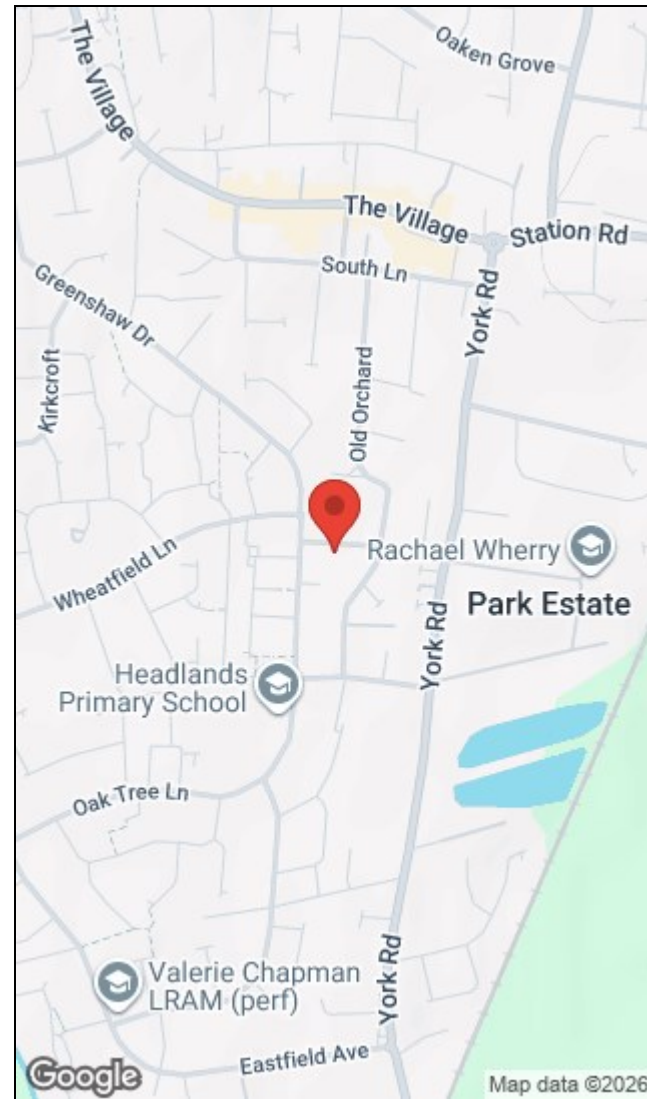


GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

While 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) <b>A</b>                          |  |                            | <b>85</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

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