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Offered with no onward chain, this semi-detached dormer bungalow is located on Abelton Grove, just off South Lane in the sought-after town of Haxby, close to shops and local amenities. The property offers flexible accommodation with a kitchen, living room, bathroom, study with garden access, and a downstairs bedroom, along with two further bedrooms to the first floor. Externally, there are lawned gardens to the front and rear, driveway parking, and a garage, with the rear garden enjoying a west-facing aspect.. EPC Rating: C Council Tax Band: C

- No Onward Chain
- West Facing Garden
- Close to shops and amenities
- Three Bedrooms
- Off Street Parking
- EPC Rating: C
- Semi Detached Dormer Bungalow
- Garage
- 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 side door, you are welcomed into the kitchen, which is fitted with a range of wall and base units, worktops, an integrated stainless steel sink with mixer tap, electric hob and oven, and space and plumbing for a washing machine. Windows to the front and side elevations provide plenty of natural light, and a door leads through to the inner hall. From here, doors open to the living room, downstairs bedroom, bathroom, and study. The living room, positioned to the front of the home, features a large front-facing window and an electric fire with surround. The ground floor bedroom, located to the rear, benefits from fitted wardrobes and a window overlooking the garden. The bathroom is fitted with a bath with shower over, pedestal wash basin, WC, and an opaque side window. Completing the ground floor is a study/snug, also positioned to the rear, with glazed sliding doors offering views and direct access to the garden, along with a staircase rising to the first floor.

Upstairs, there are two further bedrooms, both with built-in storage.

Externally, the front garden is mainly lawned with established borders, complemented by a driveway providing off-street parking and access to the garage, which includes an up-and-over door, side access into the garden, and a rear window. To the rear, the property enjoys a beautifully maintained west-facing garden, laid mainly to lawn with established borders and a paved seating area.

## Agents Note

Please be aware the property is not registered at the Land Registry so will need to be registered on completion

## 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.

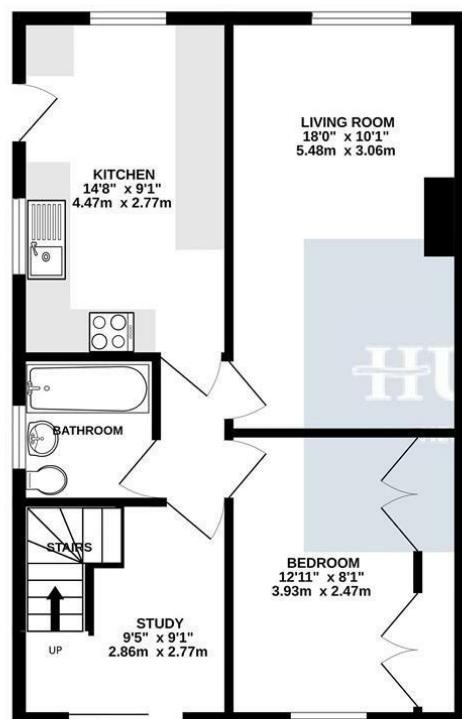




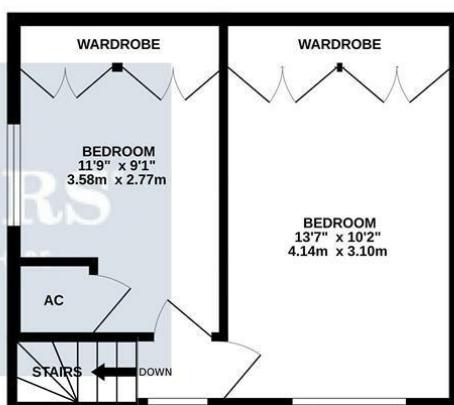




GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



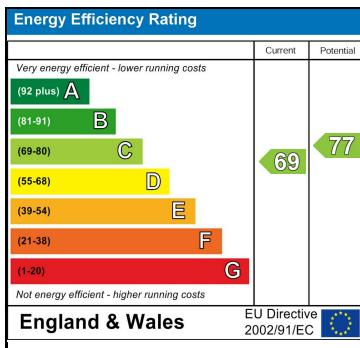
1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



**TOTAL FLOOR AREA : 897 sq.ft. (83.3 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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