



HUNTERS[®]
HERE TO GET *you* THERE



Orchard Paddock, Haxby, York

Guide Price £285,000

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, you are welcomed into the entrance hall with doors leading to the dining lounge, two bedrooms, shower room and kitchen.

The dining lounge is a generous room which comfortably accommodates both living and dining furniture. There is a bow window to the front elevation and an electric flame-effect fire set within a surround, providing a nice focal point to the room.

The main bedroom is a good-sized double, while the second bedroom is a single room.

The contemporary shower room is fitted with a shower cubicle, pedestal hand wash basin and WC.

The kitchen is situated to the rear of the property and has a window overlooking the rear garden, together with a door leading into the garden room. The garden room provides an additional sitting area and access into the rear garden. The kitchen is fitted with a range of wall and base units, worktop space, an integrated gas hob and electric oven with grill, together with space and plumbing for additional appliances including a dishwasher, washing machine and fridge/freezer. There is also access to a useful larder cupboard.

Externally, to the front of the property, the garden is mainly gravelled with established greenery, while the driveway provides off-street parking for a number of vehicles. To the rear, the Westerly facing garden is mainly paved and gravelled for ease of maintenance. The property also benefits from an extended garage, which has power and lighting, an electric roller door to the front and a personnel

door providing access into the garden. Attached to the rear of the garage is a useful potting shed.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows

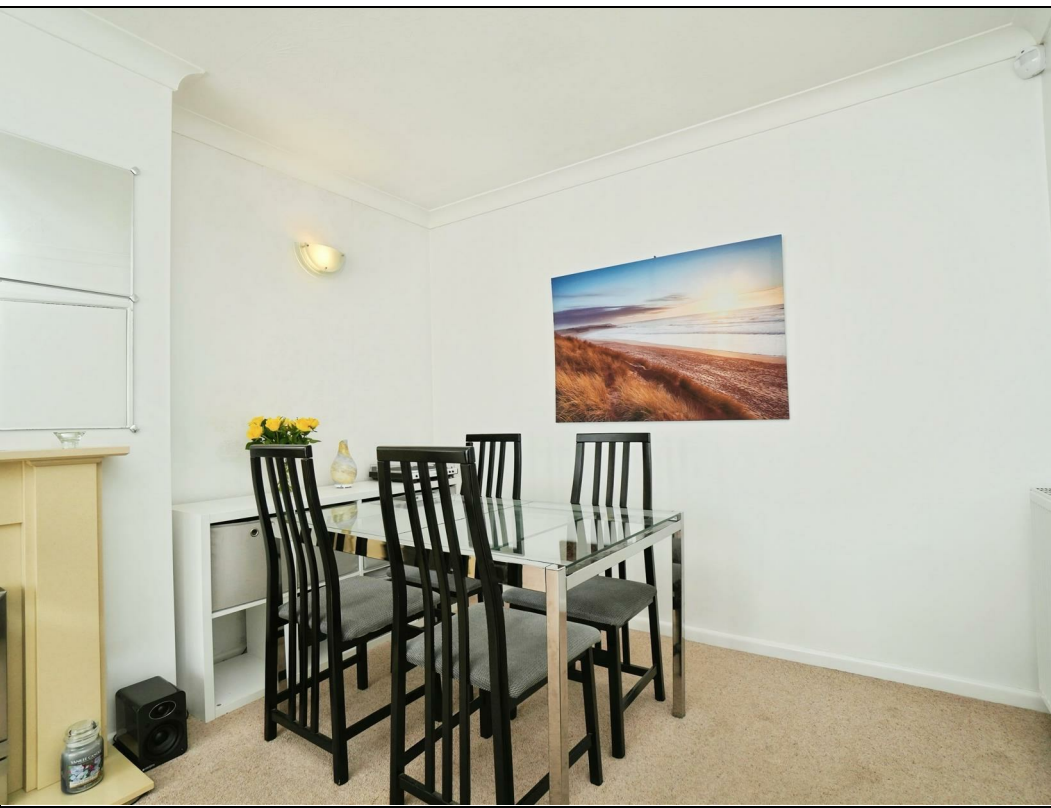
Anti Money Laundering Regulations

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.



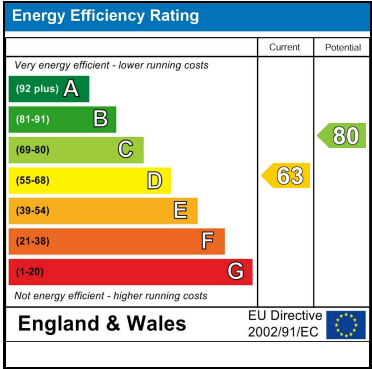
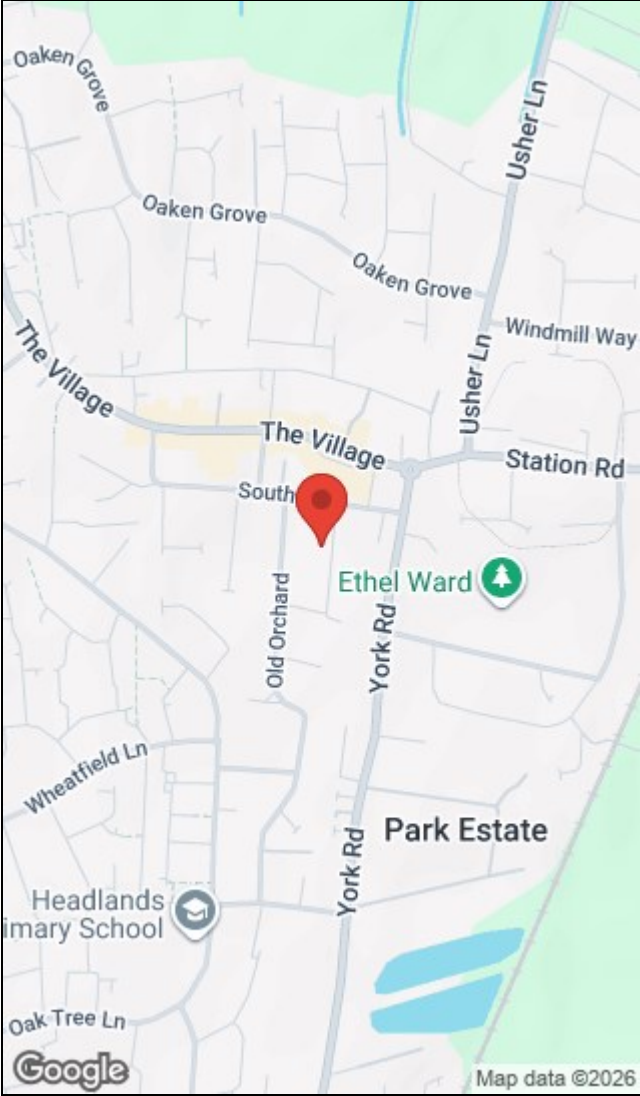
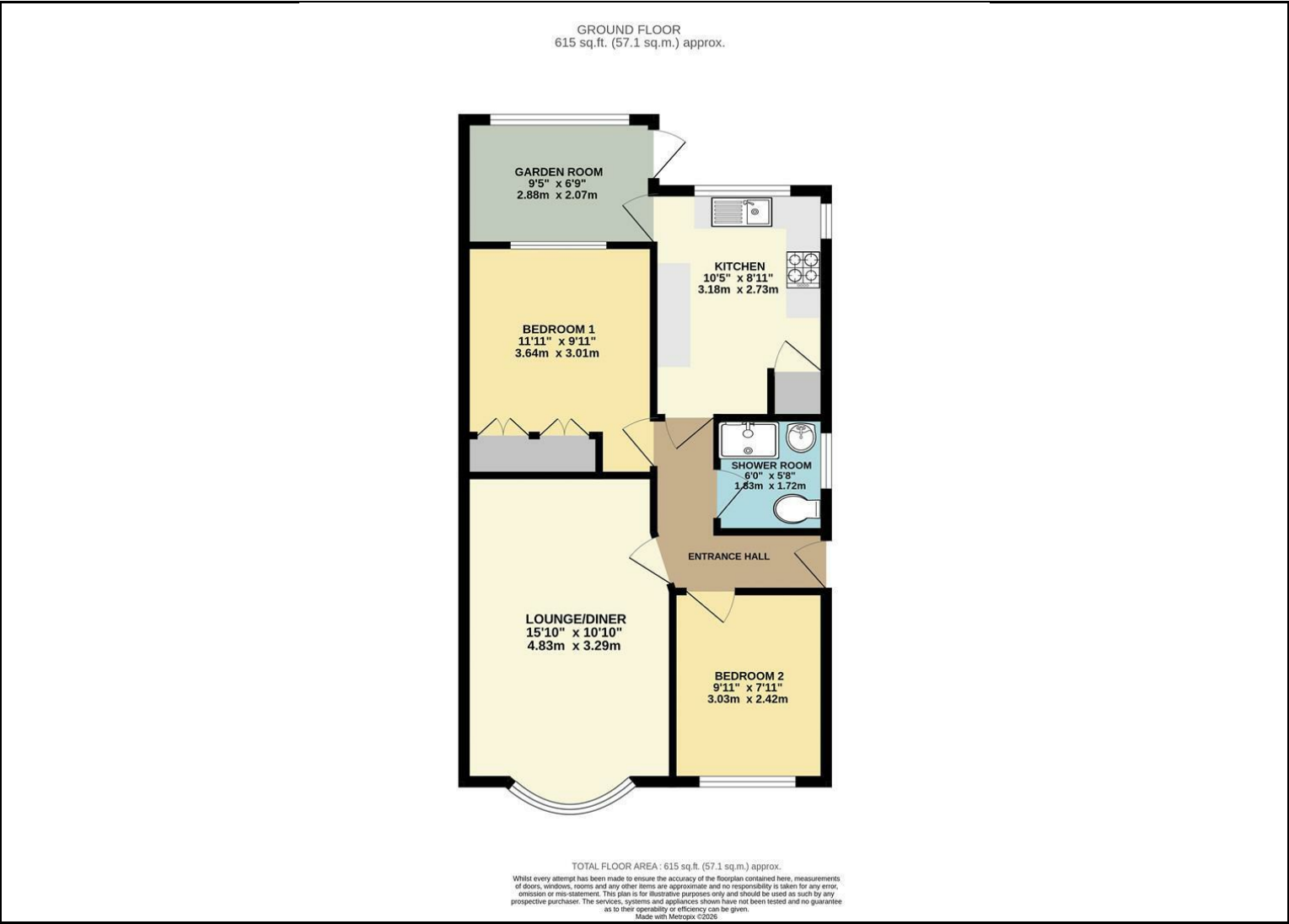








HUNTERS®
HERE TO GET *you* THERE



35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.