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2 Bridge Close, Haxby, York, YO32 3WG

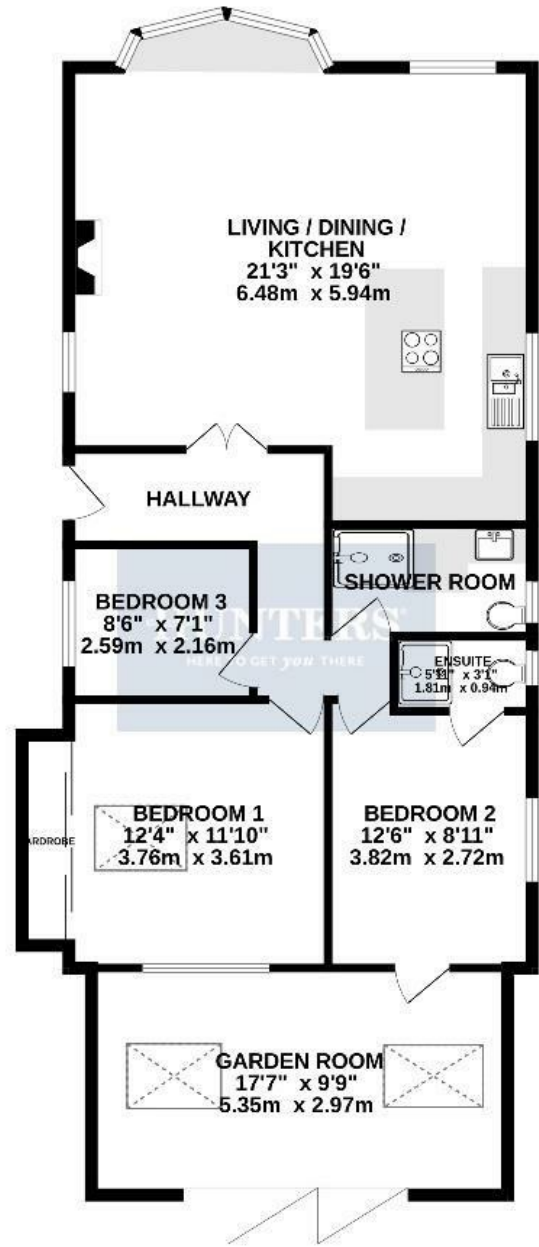
2 Bridge Close, Haxby, York, YO32 3WG

Guide Price £460,000

Brought to the open market with no onward chain in the popular town of Haxby is this well presented three bedroom detached bungalow, which over the last two years has undergone an extensive schedule of refurbishment works. Having generous internal and external space, viewings are essential to appreciate the accommodation on offer.

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555
haxby@hunters.com | www.hunters.com

GROUND FLOOR



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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Entrance Hall

The glazed UPVC entrance door is located on the side elevation of the property. On entering the property is a hallway that provides access to the living accommodation, three bedrooms and the shower room. In the hallway there is also a hatch in the ceiling providing access into the loft. The loft is partially boarded and the home's combi boiler is located in here. There is wood effect laminate flooring which also flows into the living accommodation and two of the bedrooms.

Living Accommodation

To the front elevation and accessed from the entrance hall, is the open-plan living accommodation. Within this room, there is ample space for both living and dining furniture. There is an electric fire set in a surround, television and telephone points and windows to three elevations.

Kitchen

The kitchen is open plan with the dining and living areas. The kitchen comprises a range of fitted units and integrated appliances (4 ring ceramic hob, dishwasher, fridge freezer, NEFF electric oven and grill/microwave oven), quartz worktops, a one and a half stainless steel sink with mixer tap, waste disposal unit and an extractor fan.

Bedroom One

This double bedroom benefits from having built-in wardrobes. There is an electric Velux skylight with an electric blackout blind and rain sensor. There is also a window that looks into the garden room. This room has been carpeted and there is a central heating radiator.

Bedroom Two

Benefitting from an ensuite shower room, this bedroom is currently utilised as an additional sitting room and also provides access to the garden room. There is a central heating radiator, a window to the side elevation and glazed French doors into the garden room.

En Suite Shower Room

The en-suite shower room is fitted with a step-in shower cubicle and a toilet with a hand wash basin built in. There is also a central heated towel rail, an illuminated bathroom mirror, an extractor fan, and an opaque window to the side elevation.

Bedroom Three

This bedroom is currently utilised as a study. There is a central heating radiator and also a window to the side elevation.

Shower Room

The shower room comprises a step in shower cubicle, hand wash basin and a

toilet. There is also an illuminated mirrored vanity unit, a central heated towel rail, underfloor heating, extractor fan and a window to the side elevation.

Garden Room

The garden room is located to the rear elevation. Having tri-folding doors with integrated Venetian blinds which open to allow access into the enclosed garden. There are also two electric Velux skylights which have electric blinds and rain sensors. This room has tiled flooring and underfloor heating as well as a radiator.

External

To the front of the property there is a paved driveway providing off street parking for several vehicles, the driveway leads to the car port and garage to the side of the home. There is also gravelled areas for ease of maintenance. The garage has an electric roller door to front, power and lighting, hot and cold plumbing with sink and a personnel door to the rear.

To the rear of the property, the enclosed garden area has been designed with ease of maintenance and entertaining in mind. Having various seating areas and a contemporary pergola with blinds, this is a fantastic space to enjoy the summer months. Also in the rear garden are 4 outside sockets and an outside tap. This area is also child and pet friendly as it is secure by the surrounding fences and gates.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Mains drainage
- Council Tax Band: D
- EPC Rating: C

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.









