

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Usher Park Road

Haxby, York, YO32 3RY

Guide Price £550,000

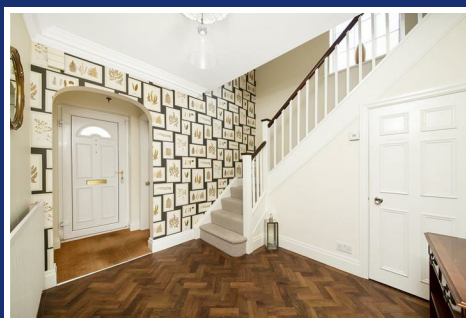
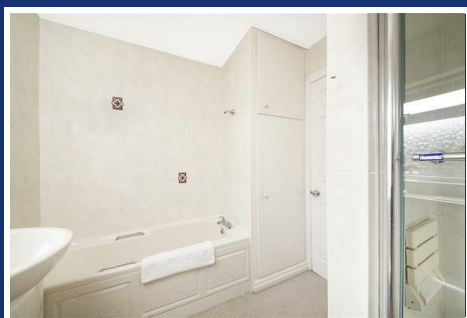




# 34 Usher Park Road

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## ACCOMMODATION

0'0" x 0'0" (0 x 0)

Enter via storm porch and UPVC door

## ENTRANCE HALL

0'0" x 0'0" (0 x 0)

Lobby area with access to downstairs wc then through to main hall with Karndean flooring, stairs to the first floor and understairs storage cupboard, radiator

## DOWNSTAIRS WC

0'0" x 0'0" (0 x 0)

Close coupled wc, wall mounted wash hand basin, UPVC double glazed opaque window to the front, radiator

## BREAKFAST KITCHEN

0'0" x 0'0" (0 x 0)

Range of fitted wall and base units with complementary work surfaces over, electric coven, hob, filter fan, sink drainer, space for dishwasher, UPVC double glazed window to the rear, UPVC double glazed opaque door to the rear garden, radiator

## UTILITY ROOM

0'0" x 0'0" (0 x 0)

Adapted from part of the garage this is a useful area with space for washing machine and space for tumble dryer, there is a sink drainer, UPVC double glazed door and window to the rear, internal door to garage

## GARAGE

0'0" x 0'0" (0 x 0)

Equipped with a remotely operated up and over door and lighting

## SITTING ROOM

0'0" x 0'0" (0 x 0)

Large UPVC double glazed bay window to the front, modern marble style fireplace with coal effect gas fire, radiator, double doors through to dining room

## DINING ROOM

0'0" x 0'0" (0 x 0)

Spacious room radiator and sliding doors to the conservatory

## FIRST FLOOR LANDING

0'0" x 0'0" (0 x 0)

Large feature UPVC double glazed window to the side

## BEDROOM 1

0'0" x 0'0" (0 x 0)

UPVC double glazed window to the front, radiator

## BEDROOM 2

0'0" x 0'0" (0 x 0)

Fitted bedroom furniture, UPVC double glazed window to the front, radiator, recessed area with wash hand basin

## BEDROOM 3

0'0" x 0'0" (0 x 0)

Fitted wardrobe, UPVC double glazed window to the rear, radiator

## BEDROOM 4

0'0" x 0'0" (0 x 0)

Fitted wardrobe, UPVC double glazed window to the rear, radiator, loft access via fold down ladders

## BATHROOM

0'0" x 0'0" (0 x 0)

Bathroom featuring a bath and separate shower cubicle with plumbed in shower and extractor fan, wash hand basin, wc, airing cupboard housing hot water cylinder, UPVC double glazed opaque window to the rear, radiator

## GARDENS

0'0" x 0'0" (0 x 0)

The property has the benefit of a low wall garden to the front which is part lawned and block paved driveway leads to the attached garage with remotely operated up and over garage door. There is a path that leads to the side of the property and through to the rear. The rear garden is south facing and is attractively landscaped with Indian sandstone flags for al-fresco entertaining and dining as well as lawned area with established borders, trees and shrubs. Lovely area to enjoy.

## EPC RATINGS

0'0" x 0'0" (0 x 0)

Energy Efficiency Rating currently 69 (C) potential 81 (B)

## AGENTS NOTE

0'0" x 0'0" (0 x 0)

The vendors of the property have made us aware that there was an unexpected death in 2019 in the property.



Road Map



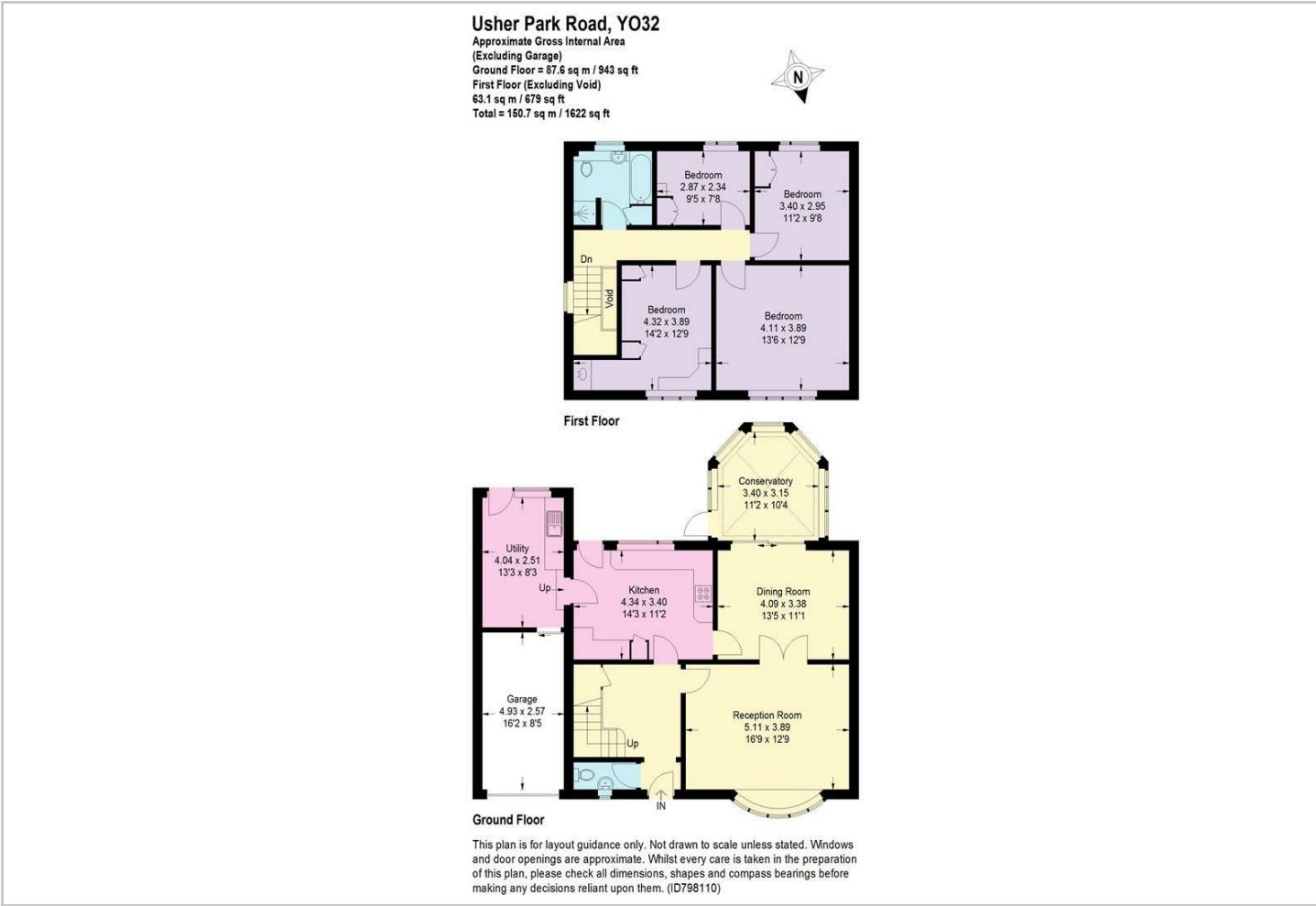
Hybrid Map



Terrain Map



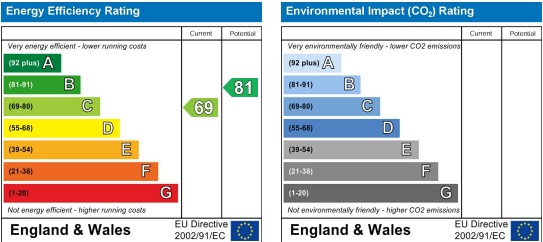
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.