

HUNTERS®

HERE TO GET *you* THERE



Briergate

Haxby, York, YO32 3YP

Guide Price £375,000





ACCOMMODATION

Enter via UPVC opaque door

ENTRANCE HALL

Stairs to first floor, radiator, arched window to the front

DOWNSTAIRS WC

Low level wc, wash hand basin, chrome towel radiator, UPVC double glazed opaque window to the side

LIVING ROOM / DINER

UPVC double glazed bow window to the front, radiator x 2, UPVC double glazed sliding doors to the rear

KITCHEN

Range of fitted wall and base units with complementary surfaces over and a range of integrated appliances that include, double oven, 5 ring gas hob with extractor hood over, fridge, dishwasher, washing machine, freezer, one and half sink drainer, UPVC double glazed windows to the rear and side, recessed lighting to the ceiling, tiled floor

FIRST FLOOR LANDING

Loft access via hatch

BEDROOM 1

Fitted wardrobes and dressing table, 2 x UPVC double glazed windows to the rear, radiator

BEDROOM 2

UPVC double glazed windows to the front and side, radiator, overstairs storage cupboard

BEDROOM 3

UPVC double glazed window to the front, radiator

BATHROOM

Bathroom with bath and plumbed in shower over and screen, wc, wash hand basin, UPVC double glazed opaque window to the side, chrome towel radiator, extractor fan, tiled floor

OUTSIDE

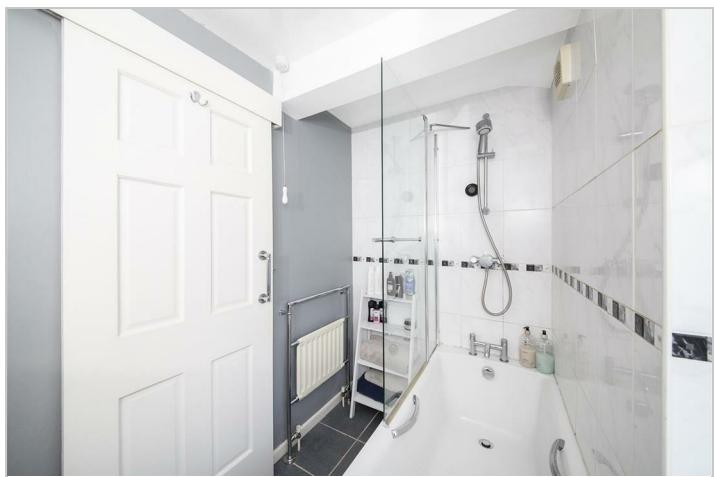
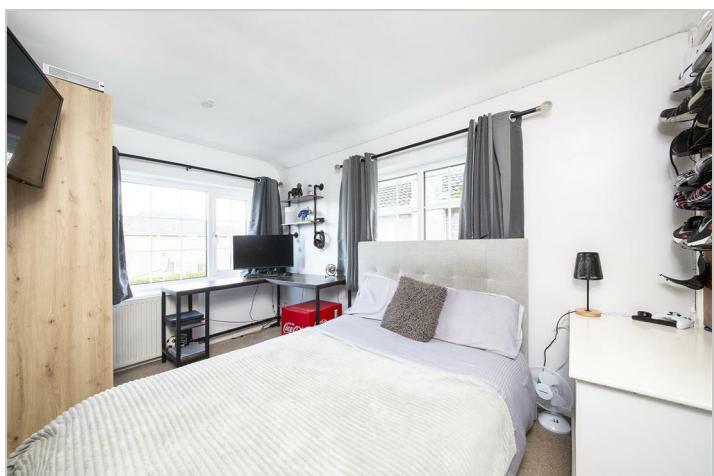
The property sits on a nice plot with a garden to the front which lets it sit back from Briergate, there is a driveway to the side. The rear garden enjoys a delightful west facing aspect which is mainly laid to lawn and has a paved seating area with the benefit of a recently installed veranda.

EPC RATINGS

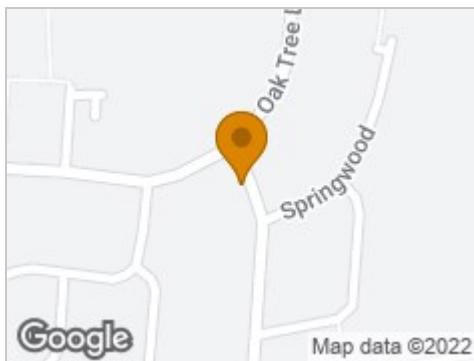
Energy Efficiency Rating currently 61 (D) potential 82 (B). Environmental Impact Rating currently 55 (D) potential 78 (C)

Former Garage

Former attached garage that has been adapted into a play room / man-cave area but could be used potentially as a home office.



Road Map



Hybrid Map



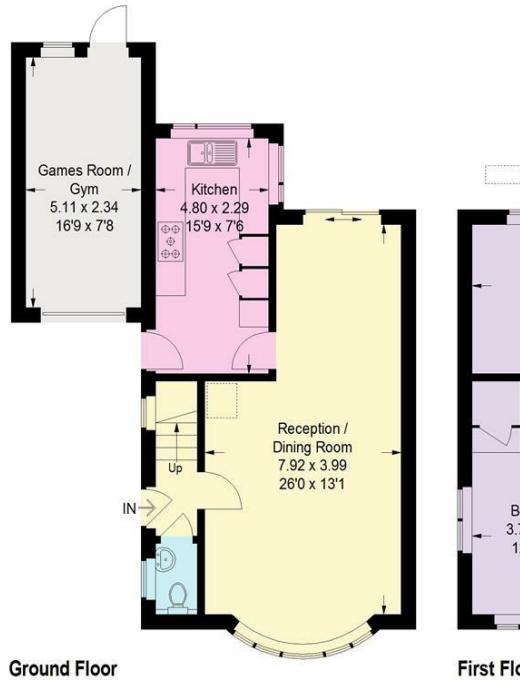
Terrain Map



Floor Plan

Briergate, YO32

Approximate Gross Internal Area
 Ground Floor = 45.6 sq m / 491 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Games Room / Gym = 12.3 sq m / 132 sq ft
 Total = 97.7 sq m / 1051 sq ft



[Dotted line] = Reduced headroom below 1.5 m / 50

Ground Floor

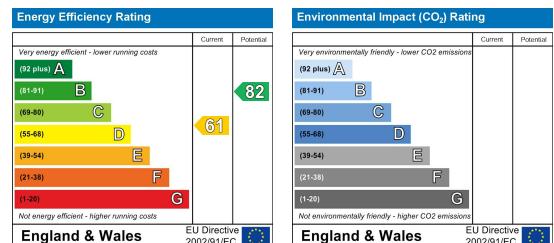
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID815706)

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.