



Long Furrow, Haxby, YO32 2WF

- No Onward Chain • A beautifully presented bungalow in a highly desirable location • Living room with a large window that allows natural light to fill the room • Modern kitchen with a number of integrated appliances and fitted storage • Two double bedrooms, one with built in wardrobes • Family bathroom • Large single garage with at store at its rear • Enclosed rear garden with open fields beyond • Good sized front garden with a driveway adjacent • EPC = D

Guide Price £300,000

Are you looking for a change of lifestyle, like the idea of single storey living and want to be only a short distance from the centre of York, then look no further as this stunning bungalow could be the perfect purchase for you. The property has been lovingly maintained, ideal for any purchaser that is looking to move straight in without carrying out any work. The property occupies a good sized plot in one of Haxby's most sought after locations. The property is offered to the market with No Onward Chain.

On entering the property through the side door you find yourself in the kitchen. There are two worktops, one incorporates a stainless steel sink with drainer, the other a four ring Teka gas hob with extractor over. There are additional appliances including a single oven, a Hotpoint washing machine and an integrated fridge/freezer. There are various cupboards and drawers for storage.

The living room is a good size with a lovely gas fire at the centre of the room, the perfect addition for the colder winter months. A large bay window at the front of the room allows natural light to enter. There is a door adjacent to the window that opens to the front entrance hall where there is a cupboard which can be used to store coats and shoes.

There are two good sized double bedrooms, one of which has built in wardrobes. The family bathroom comprises of a bath with shower over, low level w/c, hand basin with storage below and a chrome heated towel rail.

Externally the rear garden has 3G grass at its centre with a number of mature shrubs and plants to two sides. The rear garden is very private and benefits from an open field beyond. There is a large single garage with an up and over door. At the rear of the garage there is a separate store which could be used to house all of your gardening paraphernalia. To the front you will find a driveway that provides parking for multiple cars and a second garden which again has been fitted with 3G grass. A lovely rose bed can be found in front of the living rooms bay window.

Location

Haxby is a popular residential area well served by a host of local shopping facilities and amenities. There is a good local community with plenty of social activities for all age groups. Within the village there is a playgroup and local infant junior school feeding into Joseph Rowntree's for secondary education. The village benefits from a good bus service into the City. Monks Cross, The Vanguard Centre and Clifton Moor shopping parks, are all within easy reach.

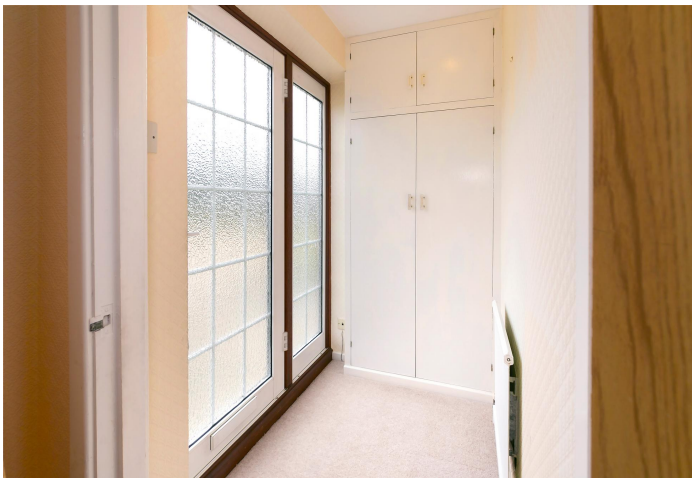




A LOVELY TWO BEDROOM BUNGALOW WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority York City Council

Services All mains services



Address: Long Furrow, Haxby, YO32 2WF
Reference: 1246



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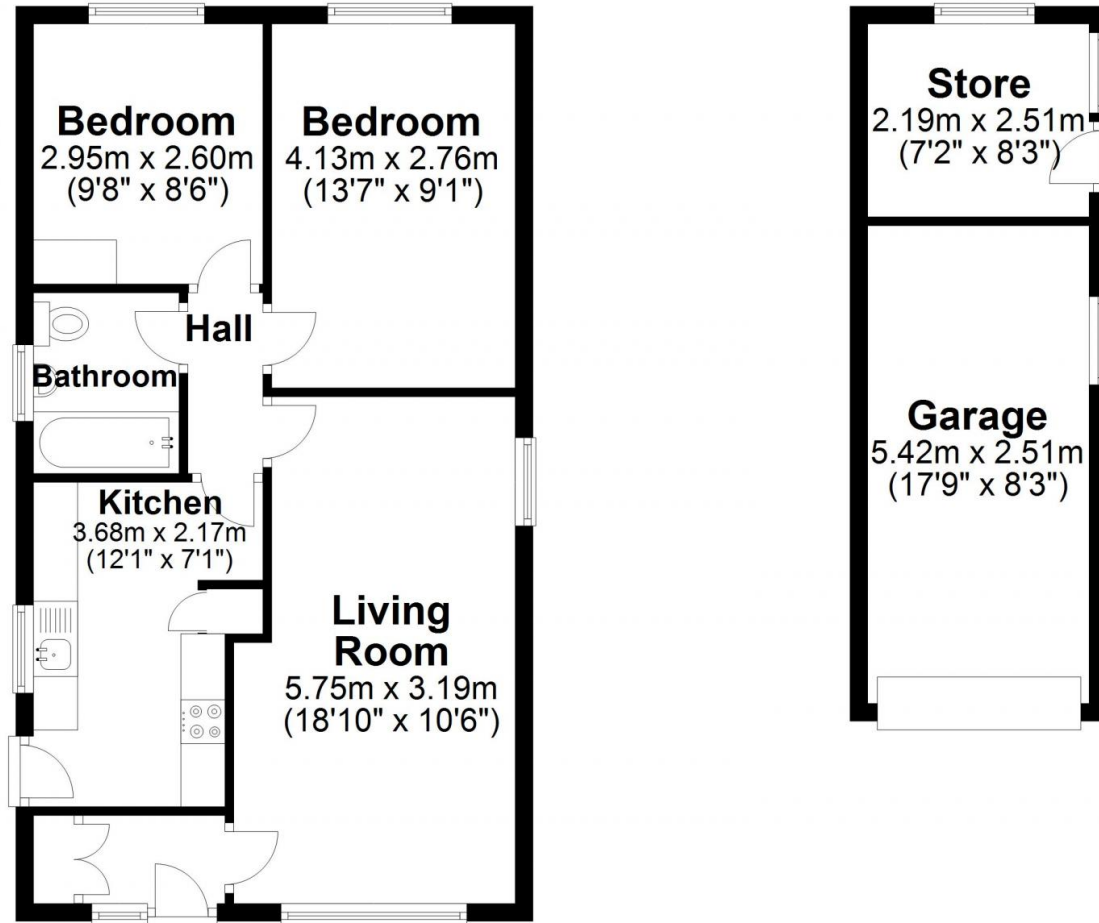


Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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