



Introducing to the market this three bedroom semi detached bungalow ideally positioned in the heart of the village and just a stones throw from a range of local shops and everyday amenities.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps*
 EPC Rating: TBC
 Council Tax: C
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Introducing to the market this three bedroom semi detached bungalow ideally positioned in the heart of the village and just a stones throw from a range of local shops and everyday amenities, making it an excellent choice for families, couples or those looking to enjoy a well-connected community setting.

Upon entering the property you are welcomed into the kitchen, which benefits from dual-aspect windows to the front and side elevations, allowing plenty of natural light to flow through the space. The kitchen is fully fitted with a range of wall and base units providing ample storage, along with generous worktop space. It features a gas oven and hob and extractor hood above, with tiled flooring and neutral decor throughout. There is also space for appliances including a dishwasher and washing machine.

Leading off the kitchen to the left is a good sized and beautifully light lounge, enhanced by a large bay window that allows plenty of natural light. The space is centered around a gas fire with an attractive wooden surround.

The bathroom has been fully refurbished and features modern PVC paneling throughout, along with a contemporary white suite and separate shower cubicle. Off the hallway is a generously sized room which offers versatile use and could easily function as either a bedroom or an additional reception room. The hallway opens into a larger landing area which could easily be utilised as a study space, with useful storage under the stairs and there is a door through to the conservatory, which benefits from UPVC french doors opening out onto the garden.

To the first floor are two double bedrooms, both benefiting from built-in storage, ideal for wardrobes. The main bedroom, being the larger of the two offers the potential to create an ensuite, with existing cupboard space that could be utilised for this purpose.

Externally the property is accessed through double wrought iron gates, opening onto a graveled frontage and a long driveway providing ample off-street parking. To the rear of the property is a reconstructed garage, ideal for storage. The rear garden is spacious and predominately laid to lawn, with additional storage space located behind the garage.

Abelton Grove , Haxby , York, YO32 3HP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106.13 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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