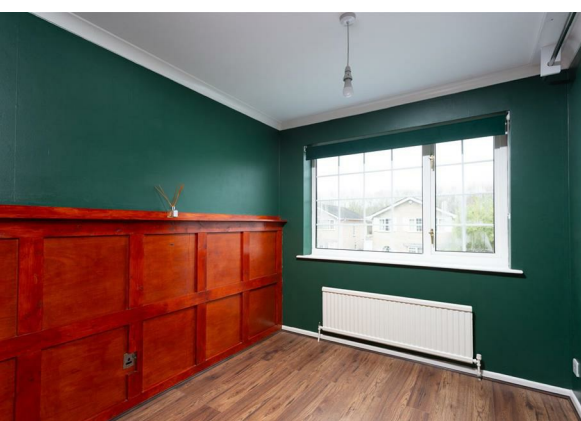




## Sandringham Close, Haxby, York Asking Price £375,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A detached family house offering spacious 4 bedroom living accommodation, set within generous gardens and benefitting from an attached garage, gas central heating and vacant possession.



## Accommodation

An ideal opportunity for young and mature families to acquire this spacious and detached house, set within this ever-sought-after development, which is being offered for sale with both vacant possession and no onward chain.

A uPVC frame double glazed entrance doors leads through into the reception hall which has a turn staircase leading to the first floor in addition to a radiator on the half landing. Crucially, there is a downstairs cloakroom with a refitted W.C., and wash hand basin in addition to tiled splashbacks.

The principal reception room is a spacious through lounge providing both living and dining accommodation. The living room includes a feature fireplace with living flame coal effect gas fired set on a marble hearth and surround. There is a bay window to the front elevation in addition to two radiators, a television aerial point and rear entrance door leading out onto the garden beyond. The property's kitchen has a range of built-in units to three sides with laminated worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks.

Included within the kitchen is a built-in Electrolux oven with five point gas hob unit and brushed stainless steel extractor canopy. The kitchen also provides plumbing for a washing machine and has built-in fridge and freezer units. The kitchen includes a radiator and there is a secondary double glazed entrance door.

The property boasts four bedroom living accommodation creating the ideal family environment. All four bedrooms benefit from uPVC framed double glazed casement windows and radiators.

There is a loft hatch off the landing and an over stairs cupboard which houses the gas fired central heating boiler. The internal accommodation is completed by a house bathroom which has a low flush W.C., wash hand basin set in a vanity surround and inset bath with wall mounted shower attachment and full height tiled splashbacks.

The bathroom also includes a contemporary heated towel rail, mirror fronted medicine cabinet, and ceiling down lighters.

## To The Outside

The property is accessed directly off Sandringham Close onto a generous front and side driveway which provides off street parking for numerous vehicles. The driveway in turn accesses the attached garage which has an up and over garage door and is equipped with light and power.

The property's front garden is rectangular in nature, being laid to lawn with hedged borders.

Running full width across the rear elevation is a flagged patio with providing ample space for garden furniture, ideal for outside entertaining.

The rear garden is set across levels with the central level being laid to lawn with a dividing gravelled pathway. To the rear is an additional flagged patio and gravelled border with hardstanding and garden shed which is included within the sale.

The rear garden is fully enclosed to all sides by fenced boundaries, ideal for small children and pets.

The property benefits from both double glazing and gas fired central heating throughout and an early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

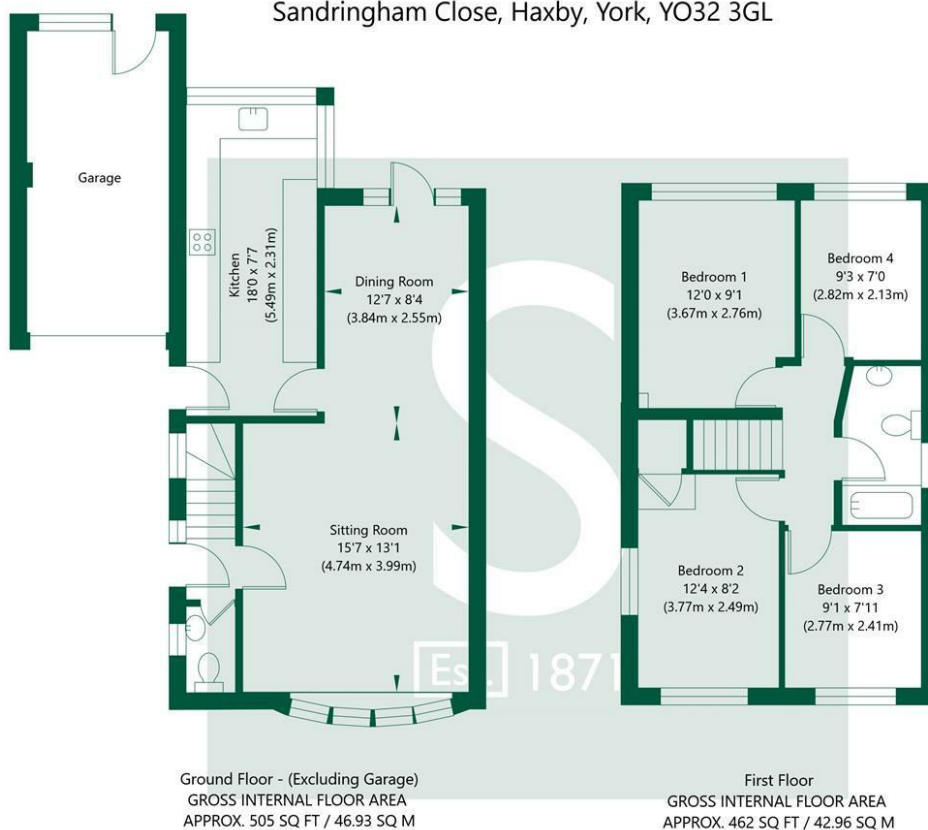
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

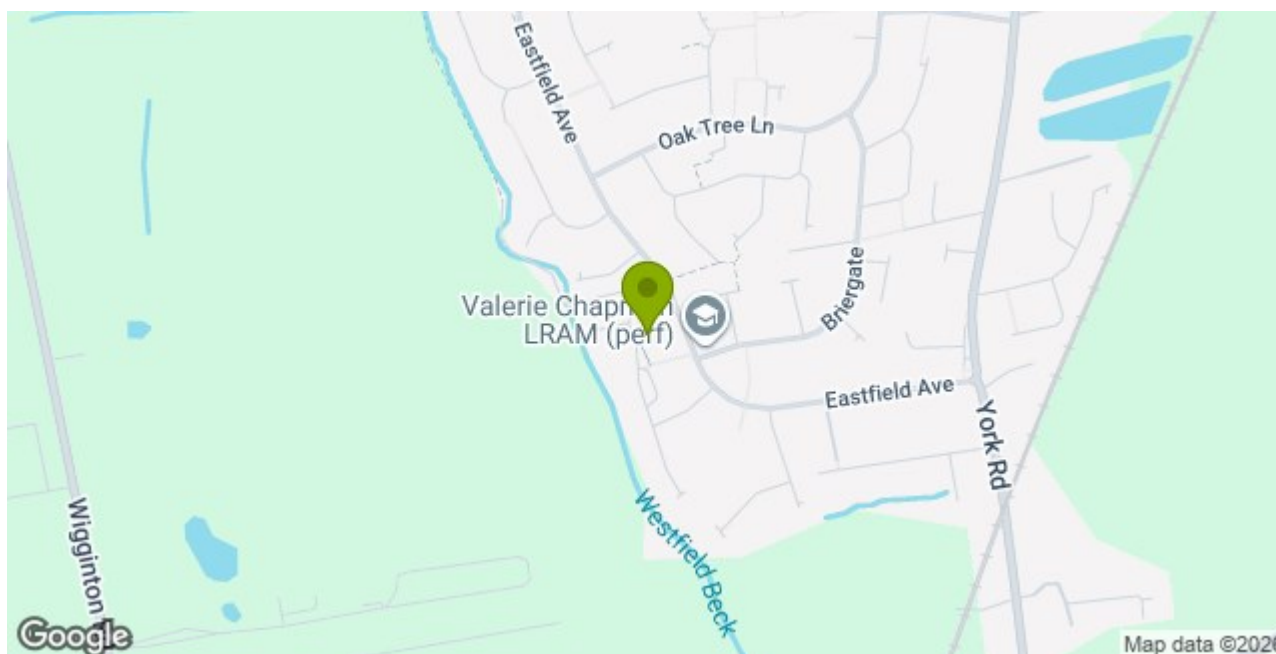
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

## Sandringham Close, Haxby, York, YO32 3GL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 967 SQ FT / 89.89 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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