



Linley Avenue, Haxby, York £315,000

We are pleased to welcome to the market this spacious three bedroom semi-detached bungalow located within walking distance of the local school and amenities which is crucially offered for sale with no forward chain and vacant possession.



The property is entered by a uPVC door welcoming you into a bright and spacious hallway.

The living room is located directly from the hallway with a feature fireplace and wooden surround. It is fully carpeted and has a large window creating a bright and inviting room.

The kitchen is spacious and provides plentiful base and wall storage units with a sink and drying area, cooker, dishwasher and an integrated fridge. The kitchen has vinyl flooring and an access door through to the store / utility room.

A sliding door from the kitchen provides access through to the conservatory / dining room which is spacious in size and boasts pleasant views of the garden.

The property benefits from three spacious bedrooms with two located on the ground floor and a further bedroom being located to the first floor. Bedroom one also has fitted wardrobes.



The house bathroom has vinyl floors and panelled walls with a substantial walk in shower, low flush w/c , hand wash basin and towel rail.



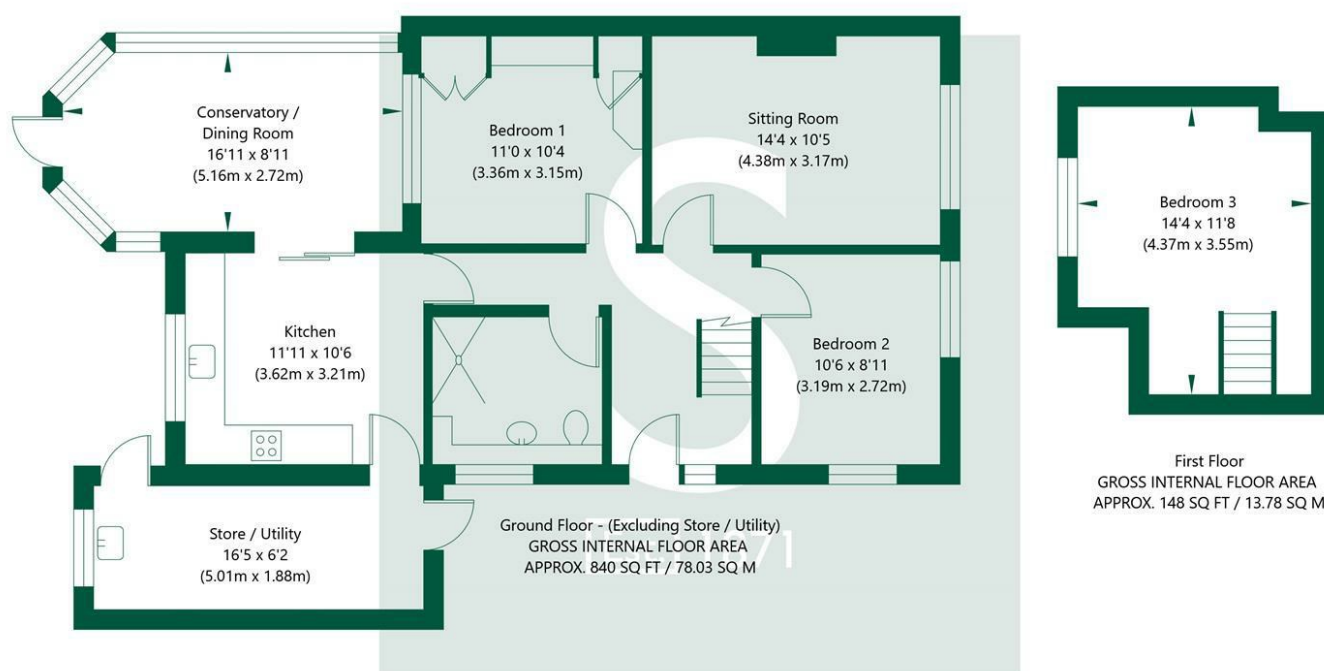
The property occupies a generous plot within this popular location and has a large brick paved driveway to the front offering ample off street parking. The rear is predominantly laid to lawn but also has a large stone flagged patio area ideal for entertaining guests in the warmer summer months. There is also a useful store / utility with both power and water connected.



This property is offered for sale with no forward chain and vacant possession and it is therefore as agents we recommend an internal inspection to appreciate what this property has to offer.



Linley Avenue , Haxby, York, YO32 3NE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 988 SQ FT / 91.81 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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