Lowfield Drive, Haxby, York

£280,000

Stephensons
estate agents & chartered surveyors

A previously extended semi detached house with huge potential for further improvement, situated in this most sought after location, and featuring three bedrooms, a spacious lounge, enclosed rear garden and vacant possession. No forward chain.

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: C - City of York
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.

An ideal opportunity for young and mature families to acquire this semi-detached house which is ideally situated within walking distance of the village of Haxby.

The property offers flexible living accommodation with scope for improvement and is being offered for sale with both vacant possession and no on-ward chain.

Internally, the property is entered at the front through a uPVC framed double glazed entrance door into a spacious reception hall with staircase leading to the first floor accommodation.

The property is accessed directly off Lowfield Drive onto a replaced front and side driveway which provides off street parking for numerous vehicles. The driveway in turn gives access to a detached single garage which is of brick construction with remote activated garage door, light, and power.

The property's front garden is rectangular in nature being extensively laid to lawn with fenced side boundary.

The property's rear garden is low maintenance in nature being extensively flagged with planted side borders and a raised rear herbaceous bed. The rear garden is fully enclosed to all sides by fenced boundaries.

The principal reception room is a spacious lounge located at the front of the house which has a fitted fireplace set on a tiled hearth. The lounge also includes a television aerial point.

An archway from the sitting room leads through into a separate dining room with a television aerial point and rear aspect overlooking the garden beyond.

The ground floor accommodation is completed by a kitchen, which has a range of low level built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storge cupboards with ceramic tiled splashbacks.

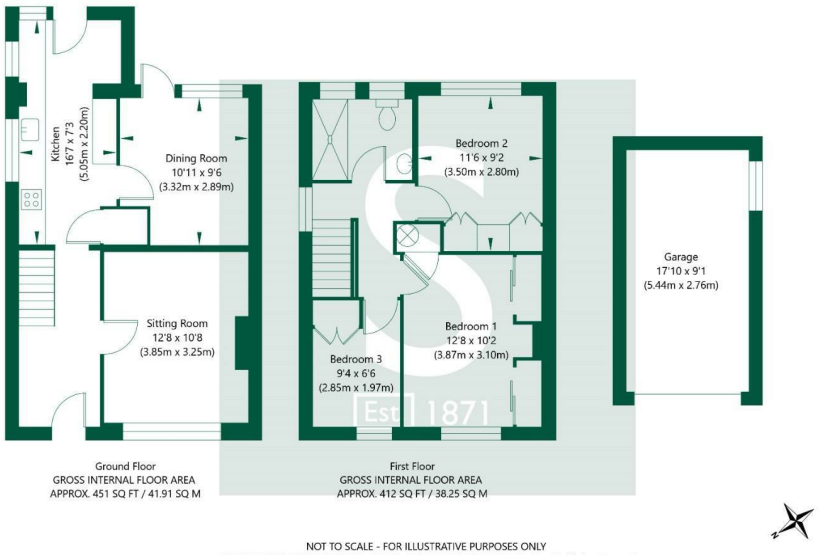
Included within the kitchen, is a built-in electric oven and grill with separate 4 point ceramic hob unit. There is space for a fridge freezer unit and plumbing for a washing machine. A uPVC framed double glazed rear door leads out onto the garden beyond.

To the first floor are 3 generous bedrooms, the main bedroom of which is located at the front of the house and has a bank of floor to ceiling wardrobes with mirror frontage and dressing table recess.

Bedroom 2 also includes twin wardrobes with bedroom 3, positioned at the front of the house having a built-in over stairs cupboard. All 3 bedrooms benefit from double glazed casement windows and radiators.

The internal accommodation is completed by a modern shower room having a low flush W.C, pedestal wash hand basin and walk-in shower cubicle with full height tiled surround. There is also a heated chrome towel rail.

Lowfield, Haxby, York, YO32 3QY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 863 SQ FT / 80.16 SQ M - (Excldiuing Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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