



## Wyre Mews, The Village, Haxby, York £175,000

A wonderfully presented first floor apartment in this ever popular over 55's development benefiting from two well-proportioned bedrooms and situated within walking distance of Haxby's plentiful amenities and is crucially offered for sale with no forward chain.





Upon entering the property is a spacious hallway which offers access to the living accommodation.

The sitting room is generous in size with a feature, wall mounted electric fireplace and built in storage units. The room enjoys pleasant views of the communal gardens and beyond.

Through the sitting room is the fitted kitchen with both wall and base storage cupboards, tiled splashbacks and timber effect laminate preparation surfaces. The kitchen has an integrated electric oven and hob with extractor fan over as well as a stainless steel sink with drying area and space for a washing machine and fridge/freezer.



There are two well-proportioned bedrooms with bedroom one being a good sized double with fitted wardrobes offering ample storage space.

The shower room is fully tiled and contemporary in design with a walk-in shower cubicle, low flush WC, wash hand basin with mixer tap over and a heated towel rail.

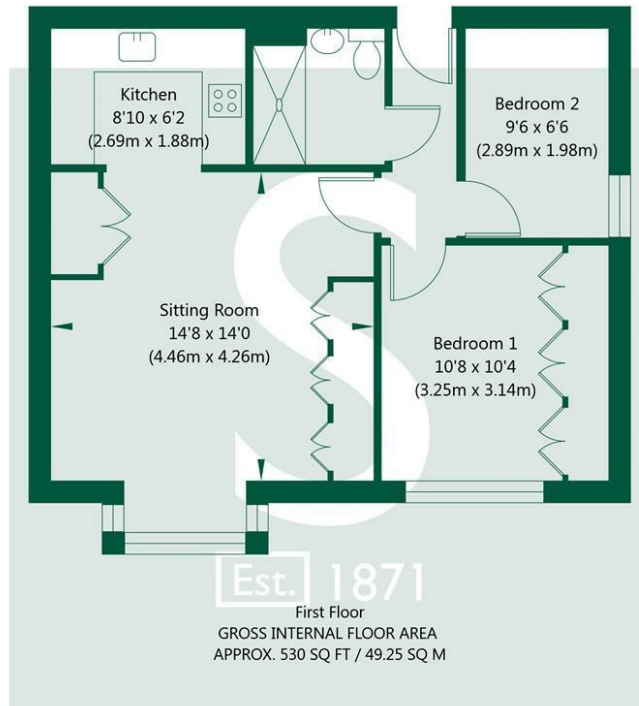


Wyre Mews has friendly communal areas to the ground floor as well as well-maintained gardens and a good sized car park for residents.

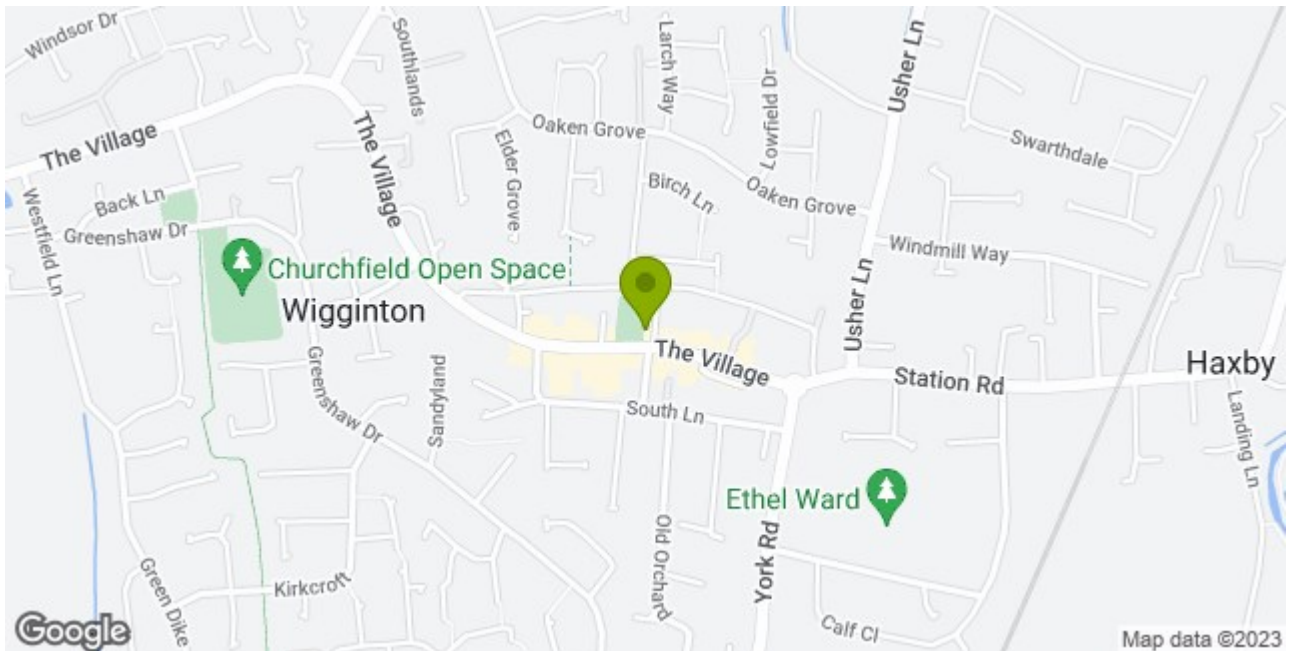
This property is offered for sale with no forward chain and vacant possession and it is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Wyre Mews, Haxby, York, YO32 2ZD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 530 SQ FT / 49.25 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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