



## North Lane, Haxby, York £250,000

A quaint two bedroom period terrace in central Haxby, a stones throw from The Village. Crucially offered for sale with no onward chain and benefiting from a private south facing rear garden.





This idyllic two bedroom terrace is accessed via a composite panelled front door which opens into a spacious, inviting living dining room with large uPVC double glazed window to the front elevation with feature fire and granite effect surround.



The kitchen is located to the rear of the property and offers plentiful base and wall storage units with tiled surround, a double oven, four ring gas hob and sink. Tiled flooring leads from the kitchen into the utility area that provides a washing machine, fridge freezer and a door offering access to the rear garden.

The first floor living accommodation comprises of two double bedrooms and the house bathroom.

Bedroom two offers versatile living space for a second bedroom or office.

The house bathroom includes fully tiled walls, a low flush W/C, sink and bath with shower over.



To the outside of the property is a large South facing garden that is predominately laid to lawn with a patio area and outside storage facilities.

On-street parking can be found to the front of the property.

The house bathroom includes fully tiled walls, a low flush W/C, sink and bath with shower over.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: C

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

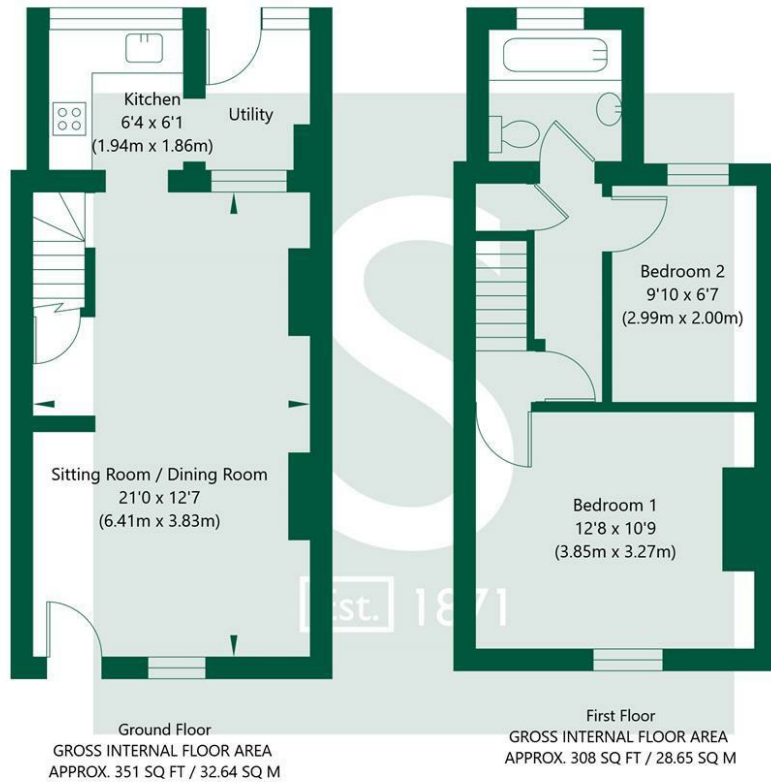


Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 809900



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

North Lane, Haxby, York, YO32 3JP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61.29 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

