



**Little Lane, Haxby, York  
£375,000**

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

A modern detached bungalow located in the corner of a quiet cul-de-sac sitting up upon a generous corner plot position with garage, offered with no chain.



## Accommodation

Situated within this sought after area of Haxby, this lovely bungalow is entered by a UPVC double glazed door to the side elevation opening into a hallway with doors leading off into the sitting room, both double bedrooms and shower room.

A generous sized sitting room enjoys a dual aspect with bay window overlooking a good sized front garden with door leading into a modern kitchen. The kitchen comprises a handleless white high gloss kitchen with range of units and fitted work surfaces incorporating a Bosch induction ceramic hob, integrated appliances include a Bosch double oven, automatic washing machine and dishwasher along with an ideal dining space besides a large double glazed window enjoying views of the front garden along with access via a UPVC double glazed door.

To the rear of this bungalow are two good sized double bedrooms both benefiting from lovely views over the rear garden and served by a stylish shower room which comprises a walk-in shower cubicle including mains fed handheld shower with additional waterfall shower and glass shower screen also included is a a low flush WC, pedestal wash basin and fully tiled bathroom.

The property is tucked away in the corner of this pleasant cul-de-sac and enjoys a beautiful plot with extensive lawn front gardens along with off street parking found upon a paved driveway leading to the adjoining brick built garage.

To the rear of the property is a further good sized garden which is predominantly laid to lawn with small paved area housing a timber shed along with mature and established hedged and fenced boundaries.

## Property Information

Tenure: Freehold

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

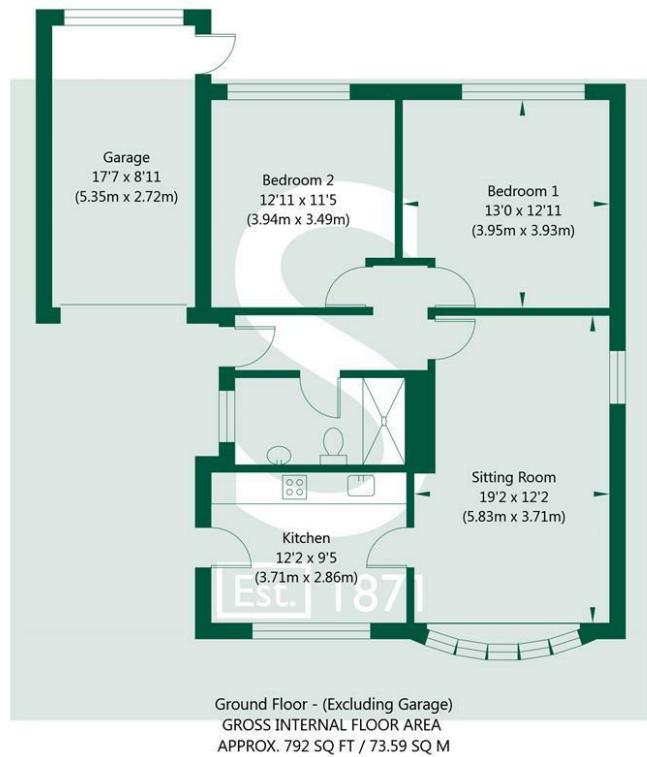
Broadband Coverage: Up to 1600 Mbps download speed

EPC Rating: TBC

Council Tax: D - North Yorkshire

Current Planning Permission: No current valid planning permissions

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

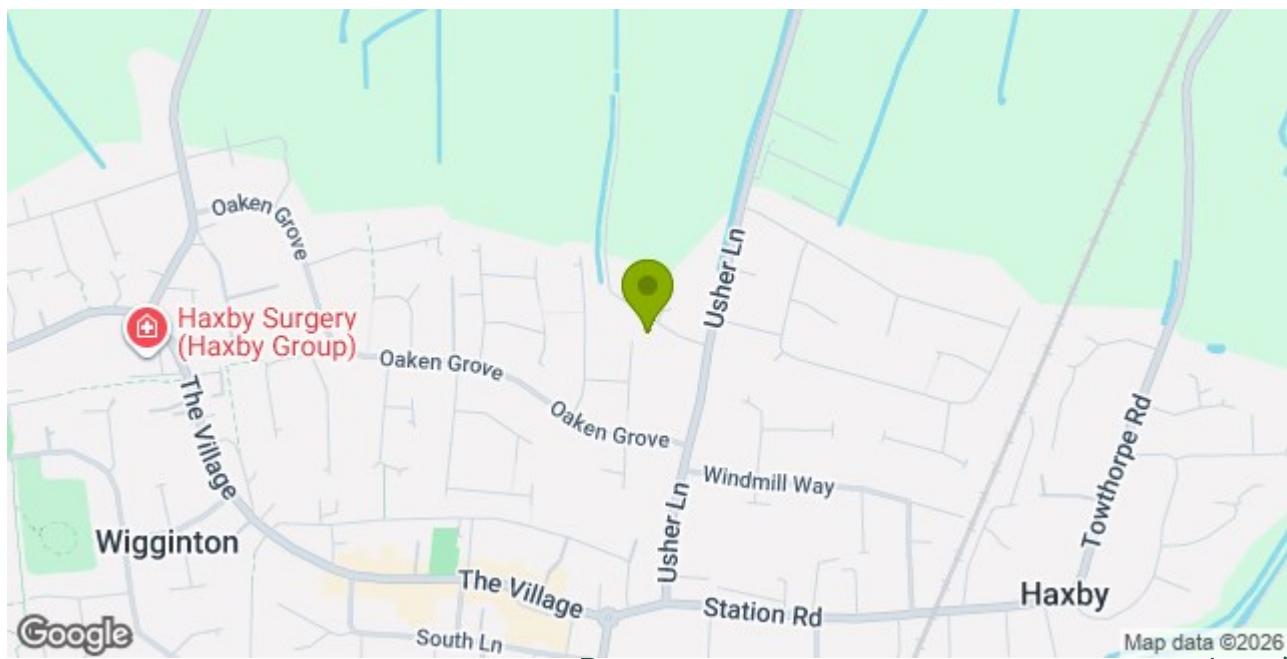


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73.59 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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