



*WISHART*  
ESTATE AGENTS

66 Wheatfield Lane  
Haxby  
York  
YO32 2YX

£395,000

- Renovated bungalow
- Open plan living with bi- fold doors
- Three double bedrooms
- Bathroom & en- suite
- Garage & gardens
- Popular residential area
- Accessible to ring road
- Sought- after village location



Situated on an attractive street within a popular residential area in Haxby, this three bedroom detached bungalow has been beautifully renovated and extended to allow for an open plan kitchen/dining/ family room with bi- fold doors to the rear.

Having been carefully renovated, including; new windows and doors, a new boiler, radiators with Hive system, new flooring and floor boards, complete electrical rewire, all internal walls sound proofed and new decoration throughout. The property is in turn-key condition and would make an ideal purchase for a range of buyers.

Set back from the road side and boasting a good sized plot, the property is approached via a driveway leading to the large, newly built garage and composite front entrance door. Stepping into the

entrance hall, the quality of the finish of the bungalow is instantly apparent and the neutral and modern décor, which continues throughout the property, is perfectly matched to the modern, laminate flooring. A favourable layout offers the bedrooms to one side of the property and the open plan living arrangement to the other with oak internal doors throughout. A hatch is located within the hallway providing access to the loft space which is fitted with flooring, a ladder and light.

Bedroom two is located to the front of the property and is a good sized double bedroom offering ample space for a range of bedroom furniture and benefits from two windows to the front aspect, allowing for plenty of light to fill the room.

Next door, the master bedroom is a further double with a large bay window to the front aspect and plenty of space for a range of furniture. An en suite (has been added) and features a three piece, modern, white suite comprising a low level WC, hand basin and shower. The walls are fully tiled with stylish, dark grey, marble effect tiling and a dark grey heated towel rail is fitted beneath a mirrored cabinet. A window is fitted to the side aspect, providing light and ventilation.

Bedroom three is a further good sized room, currently used as a home office, and features a window to the side aspect.

The bathroom is fitted with a white, three piece suite comprising' a low level WC, a hand basin set on a dove grey vanity unit with storage and bath with a



shower attachment and tiled panelling. The walls are part tiled with attractive, slate effect tiles with a decorative edging. A traditional and stylish radiator has been fitted beneath a large mirror.

To the rear of the property you will find the wow-factor to this home; the open plan living space. With designated but versatile areas for cooking, eating and relaxing, the vaulted ceiling, with skylights and feature beams, and the bi-fold doors ensure that the room is filled with light, complementing the pale décor and fixtures and fittings. This area is complemented by hot water run under floor heating along with wireless thermostat.

The kitchen is fitted with a range of duck-egg blue base units with complimenting white wall units, set perfectly against contrasting solid oak work surfaces.

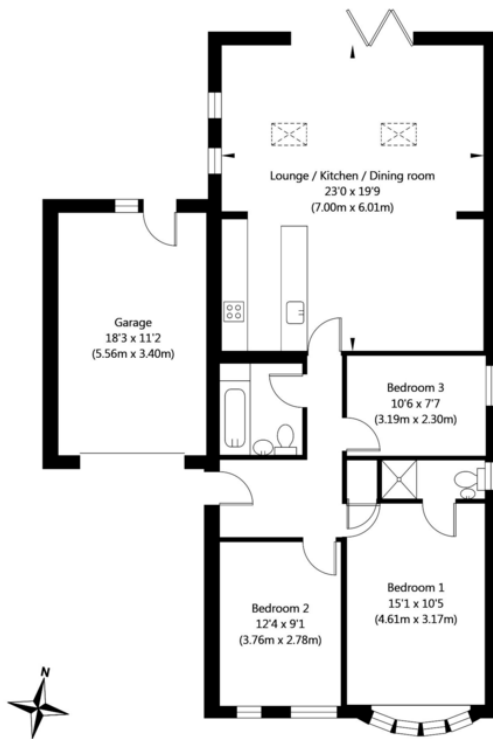
The carefully designed kitchen maximises storage space with cupboards on both sides of the peninsula. Integral appliances include; an eye level oven, an induction hob with extractor hood over, a dishwasher and an under counter fridge. A composite sink unit and drainer with a hosepipe tap sits on the peninsula and modern, dark grey tiled splashback is situated behind the work surfaces and hob.

Across from the kitchen is a perfect area for a lounge reception space, with fixtures and fittings for a TV to sit perfectly within a grey styled media unit. The rear of the room, next to the bi-fold doors, offers ample space for a dining table and further seating area and also features two picture windows, overlooking the patio.

Externally, the property features a lawned front garden, with mature shrubs, alongside the gravelled driveway. A timber recycling shed is provided here to store recycling boxes. The newly built garage benefits from an electric roller door with a further pedestrian door to the rear garden. Fitted with power and light, the garage also benefits from plumbing and features a utility area.

The rear garden enjoys a large Indian stone patio which sweeps round the rear of the property from the bi-fold doors to the further patio area to the rear of the garage. There is a beautifully maintained lawn boarded with mature hedging. The property benefits from an outside tap within the garage and an external light to the rear garden.





Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 984 SQ FT / 91.37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91.37 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

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### TENURE

Freehold

### LOCAL AUTHORITY

York City Council

### DIRECTIONS

Leaving the A1237 (York outer ring- road) at the roundabout signposted Haxby and New Earswick, exit towards Haxby and continue on this road as you enter the village. Take your second left onto Eastfield Avenue and follow the road around to the mini-roundabout, continuing straight over onto Wheatfield Lane. The property can be found on your left hand side.

[Click to access 66 Wheatfield Lane Energy Performance Certificate](#)

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