



Falcon Close, Haxby, York

**Price £162,950**

An extended two double bed roomed semi detached bungalow offered to the market with NO ONWARD CHAIN .The property is situated on a generous corner plot within a cul de sac location. The accommodation comprises, ent hall, sitting room, kitchen, bathroom and two double bedrooms. To the front of the property there is generous off street parking and a low maintenance garden. To the rear of the property is a detached garage and a paved patio area with raised laid to lawn garden.Viewing highly recommended.

## **Falcon Close, Haxby, York**

### **Entrance Hall**

Doors leading off, telephone point, radiator, larger than average storage cupboard.

### **Kitchen 8'6" x 8'1"**

Appointed to provide a range of base and wall units incorporating working surfaces and a stainless steel sink and drainer unit with mixer tap, integrated single oven with electric hob and extractor hood, tiled splash back, double glazed window to front aspect, radiator.

### **Sitting/Dining Room 9'8" x 15'6"**

Coving, tv point, radiator, double glazed window to front aspect.

### **Bathroom**

Appointed to provide a white suite comprising of a pedestal wash hand basin, low flush wc, panelled bath with shower over and tile surround, radiator, double glazed window to side aspect.

### **Bedroom One 10'3" (max) x 13'3"**

Radiator, double glazed window to rear aspect.

### **Bedroom Two 8'1" x 13'2"**

Coving, radiator, tv point, double glazed french doors to rear aspect.

### **Externally**

To the front of the property is a laid to lawn garden with a long driveway leading round the side of the property offering ample off street parking. There is a detached garage (with power and light) and a laid to lawn garden with flowerbeds.

### **Directions**

On leaving the agents office proceed towards the mini roundabout, turn left onto Usher lane and right onto Windmill way. Turn right onto Falcon close and proceed to the end of the cul de sac where the property will be located on the right hand side highlighted by a Reeds Rains for sale board.

### **Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			72
<b>England, Wales &amp; N.Ireland</b> <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

  

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
<b>England, Wales &amp; N.Ireland</b> <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			