



## Rowley Court, Earswick, York £419,500

A wonderfully presented detached bungalow which has been comprehensively upgraded throughout offering flexible living accommodation in this sought-after village location and benefiting from a private, south facing garden.



Upon entering the property is a good-sized porch with a useful storage cupboard.

The sitting room is spacious in size with a large uPVC double glazed bay window to the front elevation allowing light to flow into the room. There is a recently installed gas stove acting as the focal point of the room.

The kitchen is open plan in design with a combination of base and wall storage units. There is an integrated 4 ring electric hob with extractor over and Zanussi oven. Timber effect laminate preparation surfaces incorporate a 1 1/2 sink with drying area and there is also space for an American style fridge/freezer, washing machine and dining table.

Accessed off the kitchen is the rear porch which has access doors to the rear garden and into the garage. There is also a convenient WC.

The property has three, well-proportioned bedrooms with bedroom one being a spacious double with French doors to the rear elevation and fitted wardrobes.



Bedroom 2, again double in size with French doors, is currently used as an additional reception room.

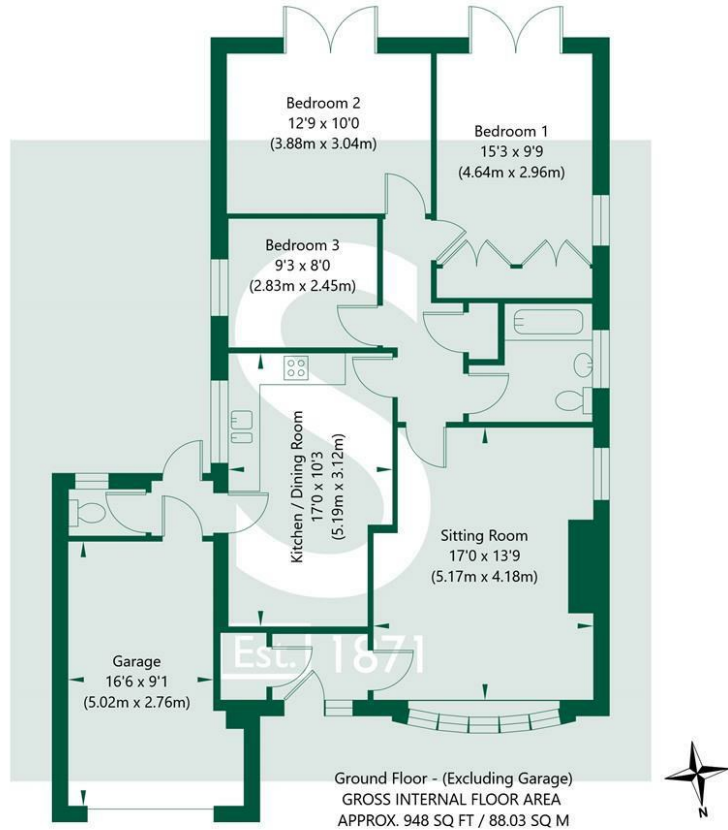
The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with dual shower head over, WC and wash hand basin with mixer tap.

To the outside the property has an enclosed, well-kept rear garden which is south facing. There is a large lawned area as well as a patio space directly to the rear of the property which wraps around to the side elevation. The property also has an integral garage with power connected, timber storage shed and ample off street parking.

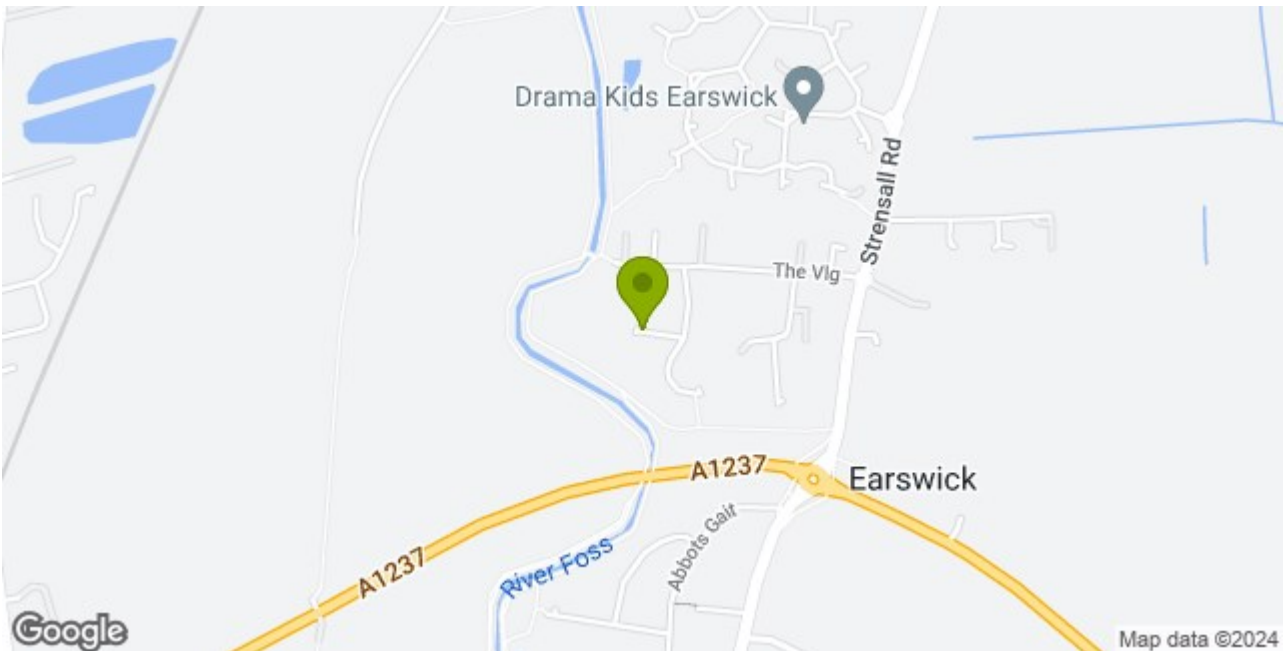
It is therefore, as agents, that we strongly recommend an internal inspection.



Rowley Court, Earswick, York, YO32 9UY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 948 SQ FT / 88.03 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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