



Hempland Lane, York Offers Over £325,000

A well-presented detached bungalow with front and rear gardens in this highly sought-after location which is crucially available for sale with no forward chain.



The property is entered via a uPVC door leading into the central hallway.

The sitting room is spacious in size with a bay window to the front elevation allowing light to flow into the room. There is also a feature gas fireplace with marble hearth and timber surround acting as the focal point of the room.

The kitchen is located towards the rear of the property and has wall and base storage units with tiled splashbacks. There are laminate preparation surfaces which incorporate a stainless steel sink with drying area. The property has an integrated Beko electric oven and 4 ring electric Beko hob as well as space for a freestanding fridge/freezer and washing machine. The kitchen also has a storage cupboard containing Viessmann gas boiler and hot water cylinder and a convenient rear access door.

The property has two well proportioned bedrooms both of which have fitted wardrobes with bedroom one having a bay window to the front elevation.

The house bathroom has tiled walls, corner shower cubicle with Aqualisa shower, low flush Roca WC, bathtub, Roca handwash basin with mirrored cabinet above and heated towel rail.

To the outside, the property has a large driveway leading up to a detached garage with 'up and over' door and side access door. The front garden is low maintenance in design and the rear garden has been well maintained and is predominately laid to lawn. There is also a flagged patio area and timber storage shed.

The property is available for sale with no forward chain and it is therefore, as agents, that we strongly recommend an internal inspection.

Tenure: Freehold

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

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

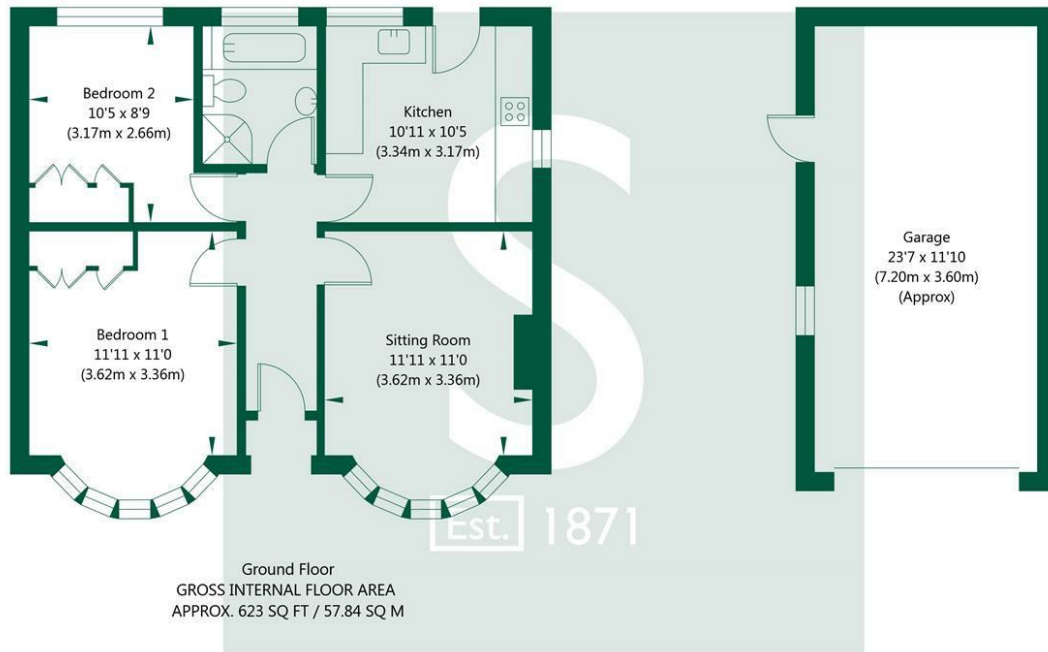
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

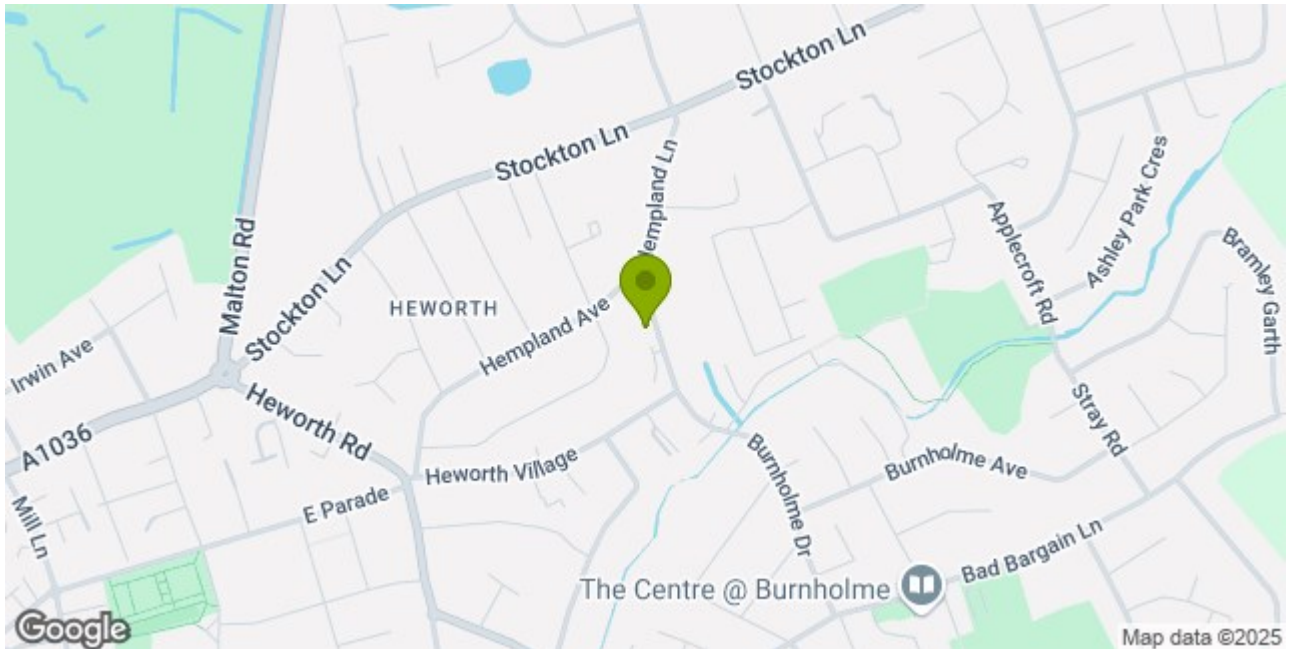
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

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

Hempland Lane, York, YO31 1AU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 623 SQ FT / 57.84 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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