



Elmpark View, , York, YO31 1DY

- NO ONWARD CHAIN
- CONSERVATORY
- GARAGE
- EPC- TBC
- SOUGHT AFTER LOCATION
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND - C

£270,000



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DESCRIPTION

A two bedroom, semi-detached bungalow in a highly sought after location close to Stockton Lane.

Upon entering the property you have an entrance hall giving access to the other principal rooms. You have a lounge diner with a large window allowing in plenty of light and a feature fireplace creating a focal point to the room, double doors then lead through to the conservatory with access to the rear garden.

The kitchen features a range of base and wall units, integrated oven with hob and space and plumbing for a free standing washing machine and fridge freezer.

The property has two bedrooms and a wet room with sink, W.C and shower, as well as a boarded out loft which is fully insulated with telescopic ladder access and light.

Externally the property has a lawned front garden, driveway providing parking for multiple vehicles, detached garage and lawned rear garden. The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.







Total floor area 65.8 sq.m. (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewings

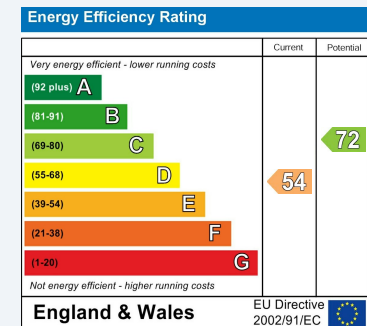
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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