



## Bowness Drive, , York, YO30 5TE

- SOUGHT AFTER LOCATION
- KITCHEN DINER
- EXCELLENT ACCESS TO RING ROAD
- NO ONWARD CHAIN
- LOW MAINTENANCE GARDEN

**£280,000**



# Bowness Drive, , York, YO30 5TE

## DESCRIPTION

A three bedroom, semi detached bungalow in the popular residential area of Rawcliffe.

Upon entering the property you have a porch which doubles as a utility room with space and plumbing for a washing machine and tumble drier.

The kitchen has a range of base and wall units as well as integrated oven with hob and extractor fan above, there is also space for a table and chairs as well as a useful pantry.

The bright and airy lounge is located to the front of the property and has a feature fireplace creating a focal point to the room.

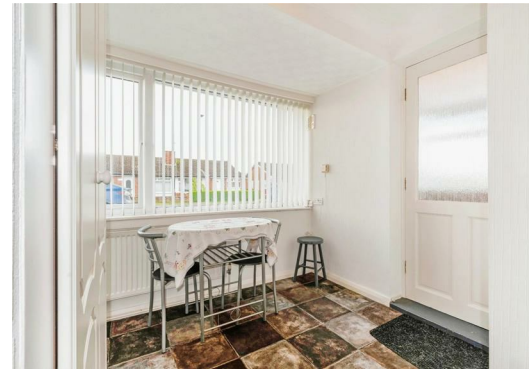
The property has three bedrooms, one of which is currently used as a second reception room with doors leading out to the rear garden, the other two have fitted wardrobes.

The shower room completes the internal accommodation with sink, W.C and walk in shower cubicle.

Externally the property has a low maintenance front garden with driveway providing off street parking. To the rear is an enclosed garden, largely gravelled with a brick built store.

Bowness Drive is a much loved property that would benefit from a course of modernisation for somebody to create their own home.

The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all that is on offer.







Total floor area 74.7 m<sup>2</sup> (804 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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

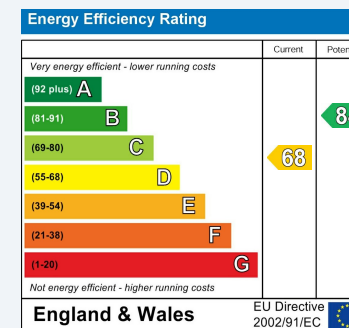
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

