



## Maythorpe, Rufforth, York, YO23 3RF

- BEAUTIFULLY PRESENTED
- SUN ROOM
- MODERN KITCHEN
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE
- CORNER PLOT

**£425,000**





# Maythorpe, Rufforth, York, YO23 3RF - £425,000

## DESCRIPTION

A beautifully presented three bedroom detached bungalow that has undergone a substantial degree of modernisation by the current owners.

Upon entering the property you have an entrance porch which leads through to an internal hallway giving access to the majority of rooms in the property as well as an alcove offering excellent storage space. There is a modern fitted kitchen with a wealth of base and wall units, integrated eye level double oven, dishwasher, fridge/freezer and space and plumbing for a washing machine.

Off the kitchen is a lovely sunroom, currently used as a dining room with doors out from each side to the gardens. three bedrooms and a shower room with sink, W.C. and walk in shower cubicle.

Externally the property enjoys a corner plot and has gardens to three sides. The main lawn area spans the side of the property and has a hedge perimeter offering a good degree of privacy.

There is also an enclosed patio area which gives rear access to the garage. To the front is a further lawned garden and a paved driveway leading to the garage.

Rufforth is a popular village, approximately two miles to the west of York. it is ideally located to provide access to York, Wetherby and Leeds. It has a range of local amenities including a primary school, village hall and café.

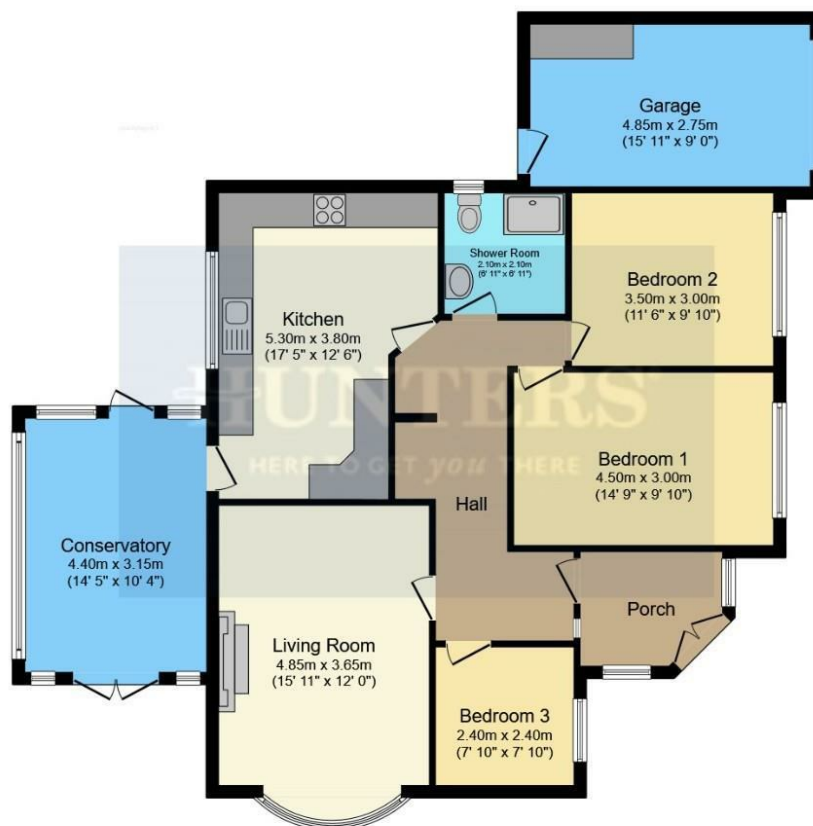
Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 118.9 m<sup>2</sup> (1,280 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

### Viewings

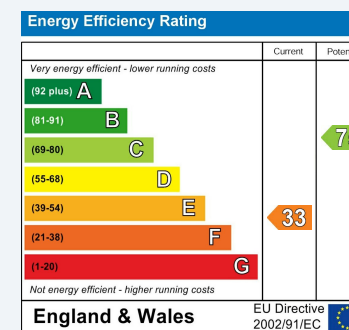
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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