







Sefton Avenue, , York, North Yorkshire, YO31 9LR

- Traditional Detached Bungalow
- · Kitchen/Diner
- Potential To Extend (STPP)
- Popular Location

- Two Double Bedrooms
- · Gardens And Grounds To All Sides
- Garage



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DESCRIPTION

Occupying an enviable corner plot in this popular residential area is this traditional, bay fronted, two double bedroomed detached bungalow. The property benefits from gardens and grounds to all sides and offers the potential buyer the opportunity to extend either outwards or upwards (Subject to necessary planning permission). The well designed and proportioned accommodation also enjoys views to the rear over open fields. Situated approximately two miles from the city center the property has excellent access to the local and national road networks via the A64 and is half a mile from the well regarded Vangarde shopping park. Benefiting from gas fired central heating and UPVC double glazing the accommodation briefly comprises, entrance door, entrance porch with French doors leading to dining kitchen, with cottage style fitted base and wall units, integral electric oven and ceramic hob, integral dish washer, enameled Belfast sink with chrome mixer taps over, oak preparation surfaces and ceramic tiled splash backs. Lounge with bay window to front with open fireplace with ornate tiled inset and timber surround. Inner hallway with access to useful loft space and arched door to front with feature-stained glass inset, Bedroom one with bay window to front, bedroom two, four-piece house bathroom with attractive roll top and claw foot bath, corner shower cubicle, low flush WC and pedestal hand wash basin and ladder style chrome radiator. Outside, double timber gates lead to drive way with parking for several and gives access to single detached garage, low maintenance gardens to front and side with enclosed lawned garden, access to the rear is via a timber gate, where you will find a decked terrace and Indian stone patio which overlooks open fields, there is a further lawned garden to side of property with an ornamental fish pond and timber summer house, there is outside power and water supply.







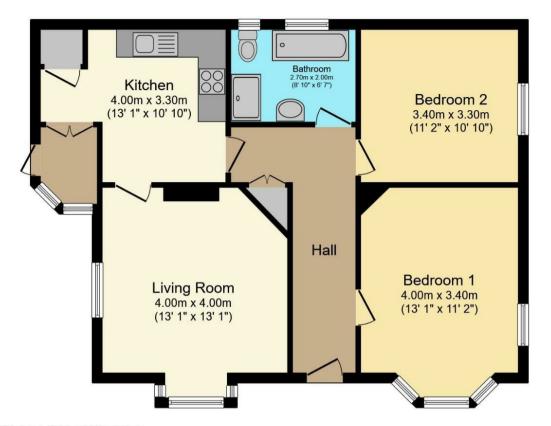












Total floor area 72.8 m² (784 sq.ft.) approx

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

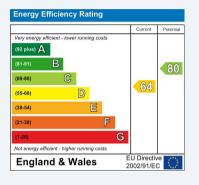
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



