



## Beansway, , York, YO31 1HU

- BEAUTIFULLY PRESENTED
- WORKSHOP
- GARDEN ROOM
- COUNCIL TAX BAND C
- SOUGHT AFTER LOCATION
- ENSUITE
- 3/4 BEDROOMS

**£400,000**



# Beansway, , York, YO31 1HU

## DESCRIPTION

A beautifully presented, extended, three bedroom dormer bungalow in a highly sought after location just off Stockton Lane.

Upon entering the property there is an entrance porch which leads through to the hallway. There is a dining room/fourth bedroom to the front of the property with large bay window allowing in plenty of light.

The modern kitchen features a range of base and wall units, integrated appliances and space and plumbing for a washing machine.

The lounge has an electric fireplace with attractive surround, creating a focal point to the room, there is also a large bay window filling the room with light.

There is an inner hallway off the kitchen that gives access to the shower room, with sink, W.C and shower cubicle. There is also the second bedroom and a garden room with double doors leading out to the garden.

The main bedroom is also located to the rear of the property and has an ensuite shower room with W.C, sink and walk in shower.

Stairs from the entrance hall lead to the first floor which has been converted to create a third bedroom with sky lights and eaves storage.

This versatile space has superb potential to be used as a study, hobbyroom or playroom.

Externally the property has a well-presented, low-maintenance front garden and driveway with space for two cars. There is access down the side of the property to the rear garden with a mix of lawn, gravel and patio seating areas. There is also a large workshop with power and light.

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



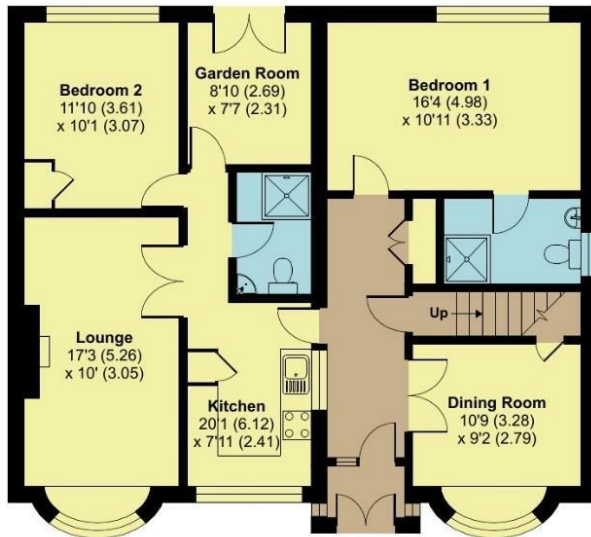


# Beansway, York, YO31

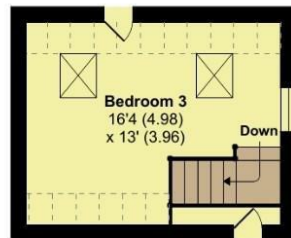
Approximate Area = 1265 sq ft / 117.5 sq m  
 Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Outbuilding = 280 sq ft / 26 sq m  
 Total = 1595 sq ft / 148.1 sq m  
 For identification only - Not to scale



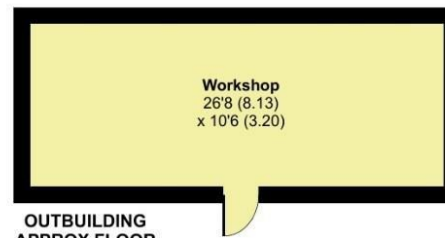
Denotes restricted head height



GROUND FLOOR  
 APPROX FLOOR  
 AREA 102.4 SQ M  
 (1103 SQ FT)



FIRST FLOOR  
 APPROX FLOOR  
 AREA 19.6 SQ M  
 (212 SQ FT)



OUTBUILDING  
 APPROX FLOOR  
 AREA 26 SQ M  
 (280 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Hunters Property Group. REF: 866852

## Viewings

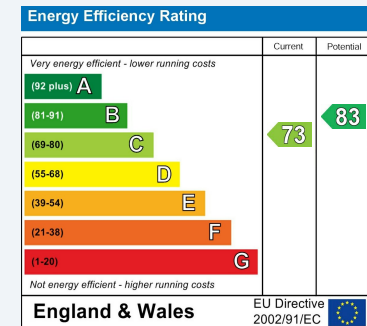
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
 Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

