



## Eastholme Drive, , York, Yorkshire, YO30 5SU

- NO ONWARD CHAIN
- CLOSE PROMXITY TO LOCAL AMENITIES
- OFF ROAD PARKING
- EPC RATING B
- SOUGHT AFTER LOCATION
- DETACHED GARAGE
- COUNCIL TAX BAND C

**Offers In Excess Of £210,000**



# Eastholme Drive, , York, Yorkshire, YO30 5SU

## DESCRIPTION

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Hunters presents this two-bedroom semi-detached bungalow in the sought after residential location of Rawcliffe, York. The area offers a wide range of local amenities including primary and secondary schools, shops, post office and great access to the York outer ring road and the popular Clifton Moor retail park.

The property provides an entrance hall with immediate access to the main three-piece family bathroom. To the front of the property, you have the kitchen fitted with wall mounted units and a gas cooker top and over, with space for washing machine, dryer and fridge freezer. The living room has large windows to the front elevation allowing plenty of natural light in to the room.

To the rear, the property benefits from two double bedrooms with conservatory off the smaller room of the two, with views out to the rear garden.

To the outside, the property boasts gardens to the front and rear private garden with detached garage.

A viewing is highly advised to truly appreciate what this property has to offer.







Total floor area 74.3 sq.m. (799 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

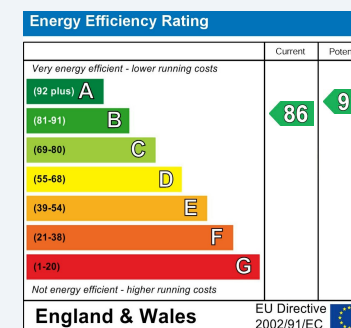
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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