



Turners Croft, Heslington, York, YO10 5EL

- PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- GARDEN
- SOUGHT AFTER LOCATION
- EPC RATING D

£260,000



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DESCRIPTION

A two bedroom bungalow with private garden in the popular Heslington area of York.

This property is in need of some modernisation and at approximately 850sqft offers a fantastic opportunity for somebody to put their own stamp on it a create a fabulous home.

Upon entering the property there is an entrance hall giving access to the bright and spacious lounge diner which has windows to the front elevation and patio doors to the rear leading to the garden.

Beyond the living space you have the kitchen with its range of wall units and space for free standing appliances. beyond the kitchen is a porch with external door and access to the utility room with sink and W.C.

The property has two double bedrooms, each with built in wardrobes. The shower room completes the internal accommodation with sink, W.C and accessible shower.

Externally there is a private, enclosed rear garden with gated access. Off street parking is also available.

Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate the quality of the opportunity on offer.







Total floor area 79.1 m² (851 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

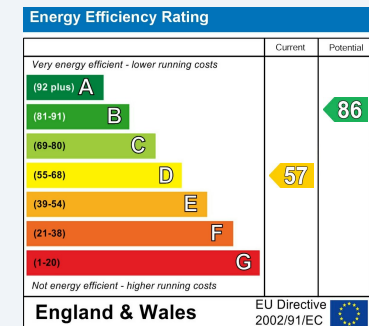
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.