



## Elmpark Vale, York, YO31 1DU

- No Onward Chain
- Sought After Location
- Detached Garage
- Well Maintained
- Generous Plot
- Council Tax Band C

**£325,000**



# Elmpark Vale, York, YO31 1DU

## DESCRIPTION

A well maintained, three bedroom dormer bungalow in a sought after residential location, close to Stockton Lane.

Upon entering the property there is an entrance hall with stairs to the first floor. The bright and airy living room runs front to back of the property with a large window to the front and patio doors to the rear. There is a feature fireplace creating a focal point to the room as well as space for a dining table and chairs. From the living room there is an internal hallway giving access to the remainder of the ground floor as well as a useful understairs storage cupboard. The kitchen is to the front of the property and has a range of base and wall units with space and plumbing for free standing appliances. Additionally there is an external door leading out to the side. The ground floor is completed by a double bedroom and shower room with separate toilet.

To the first floor there are two further bedrooms, one of which has fitted wardrobes.

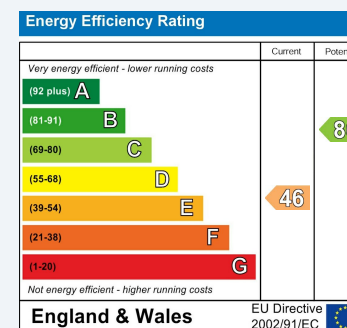
Externally the property has a front garden and driveway providing off street parking and leading to the detached garage. To the rear is a lawned garden with patio seating area.





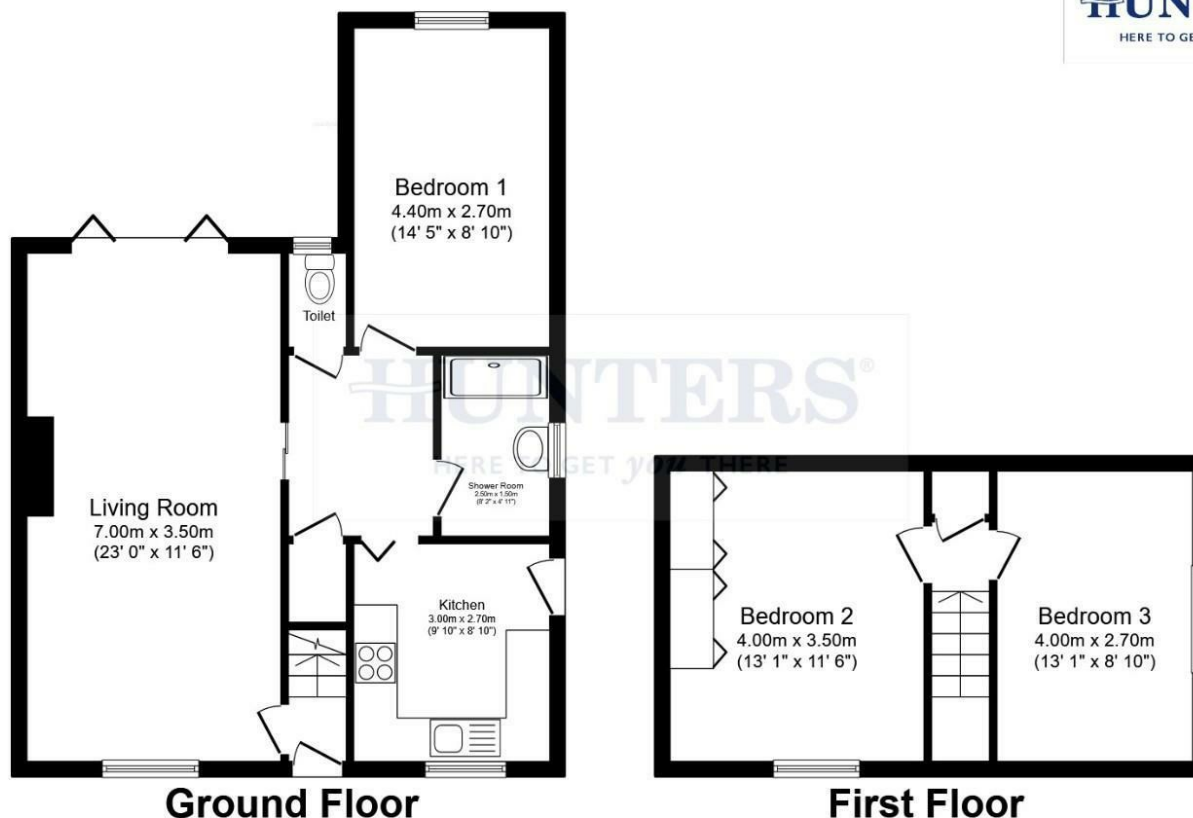
## ENERGY PERFORMANCE CERTIFICATE

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.



Total floor area 87.6 sq.m. (943 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](http://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.