



Cherry Garth, , York, YO31 0PA

- Sought After Location
- Low Maintenance Gardens
- No Onward Chain
- Cul-De-Sac
- Well Maintained
- Council Tax Band D

£350,000



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DESCRIPTION

A well maintained, two bedroom detached bungalow in a sought after residential location offering convenient access to both the city centre and the outer ring road.

Upon entering the property there is an entrance hall giving access to all primary rooms. There is a living room to the front with feature fireplace creating a focal point and a large window filling the room with natural light.

The kitchen is found to the rear of the bungalow and has a range of units with space and plumbing for free standing appliances, there is also a breakfast bar. There is access from the kitchen to both the garage and rear garden.

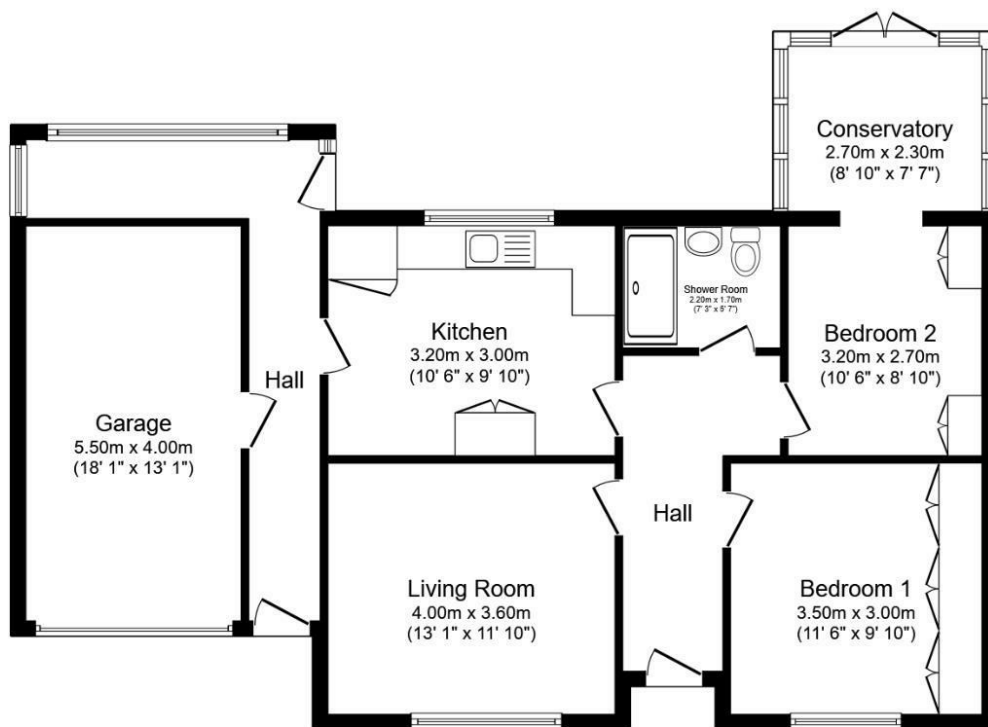
The property has two double bedrooms both with fitted wardrobes and one opens up to the conservatory.

The internal accommodation is completed by the shower room with white suite of sink, W.C and shower cubicle. There is potential to convert the loft space subject to the necessary planning permissions.

Externally there is a gravelled front garden and paved driveway offering parking for multiple vehicles. To the rear is a low maintenance garden with various seating areas, there is also a useful timber workshop/outbuilding.







Floor Plan

Floor area 95.7 sq.m. (1,030 sq.ft.)

Total floor area: 95.7 sq.m. (1,030 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

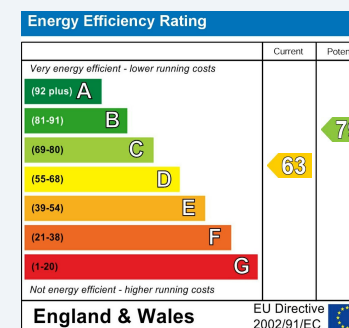
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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