



Nursery Gardens, , York, YO10 3QL

- GENEROUS PLOT
- USEFUL LOFT SPACE
- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED
- MODERN KITCHEN DINER
- EPC RATING D

£340,000



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DESCRIPTION

A beautifully presented, two bedroom semi-detached bungalow on a generous corner plot in a popular residential location to the east of York. Upon entering the property you have an entrance hallway giving access to all of the other rooms in the property. The main hub of the property is a delightful kitchen diner with a range of modern base and wall units, integrated oven with hob and extractor fan as well as space and plumbing for free standing white goods.

The lounge has a large bay window to the front elevation filling the room with light and a feature fireplace creates a focal point to the room.

The property has two bedrooms and a family bathroom with sink, W.C and bath with shower over.

The property also benefits from a partly converted loft space with bay window that is accessed via a loft ladder from the hallway.

Externally you have off street parking for multiple vehicles and a generous lawned garden that wraps around the property.

Viewing of this property is highly recommended to truly appreciate the quality of accommodation on offer.







Total floor area 68.7 sq.m. (739 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

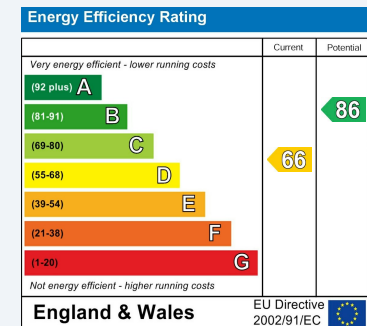
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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