



## Ingleton Drive, Easingwold Guide Price £279,950

An exciting opportunity to cosmetically update and improve a 3 bedroom detached bungalow in a cul-de-sac location featuring off road parking and an enclosed rear garden.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

The one level living accommodation on offer features a 20'2" (6.15m) long living room and a kitchen with the original 1980's storage cupboards presenting a buyer with the opportunity to update, replace and restyle to their own particular style and taste.

An inner hallway with airing cupboard leads off into a principal bedroom with fitted wardrobes and rear garden views), 2 further bedrooms (1 with a door out into the garden) and a bathroom.



Other internal features of note include a gas fired central heating system and a double glazing.

### Outside

The front garden is mainly laid to lawn and a driveway to the side provides parking and access (with a maximum width of 6'10" / 2.08m) up to a detached 21'6" (6.55m) long brick built garage which is currently in need of a new roof.

The enclosed rear garden features a paved seating area and well stocked flowerbed and shrub borders.



### Services

We have been advised by the vendor that all main services are connected to the property.

### Energy Efficiency

This property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (85).

### Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 3JQ.



### Tenure

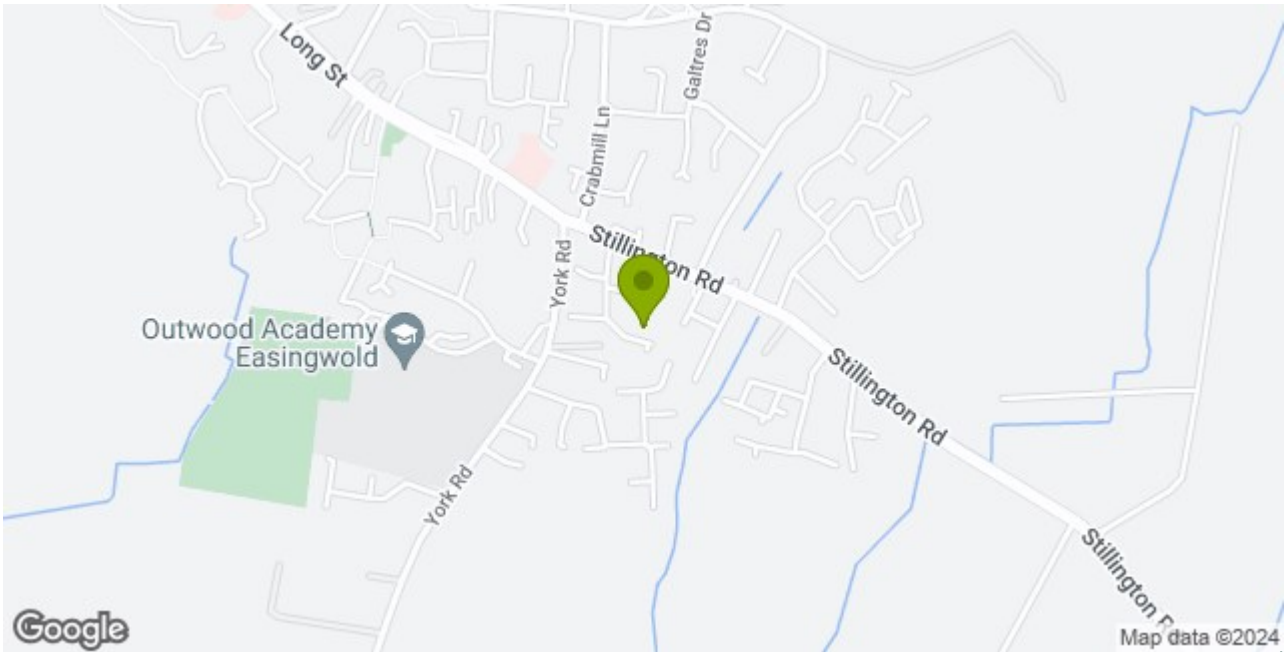
We have been informed by the vendor that the property is freehold.



Ingleton Drive, Easingwold, York, YO61 3JQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 737 SQ FT / 68.49 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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