



Canham Grove, York £325,000

An extended detached bungalow offering spacious and flexible living accommodation in this highly sought-after location close to local amenities. The property is crucially available for sale with no forward chain and vacant possession.



The property is accessed via a uPVC door to the front elevation leading into the central hallway which provides access to the ground floor living accommodation.

The sitting room is located towards the front of the property and has a large bay window allowing light to flow into the room. There is a gas fireplace with marble hearth and timber surround which acts as the focal point of the room.



The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a sink with drying area. There is an integrated electric oven with 4 ring electric hob over and an access door leading into the conservatory which has French doors leading out to the garden.

The family/dining room is spacious in size with a bay window to the rear elevation and sliding door to the side elevation.

The property has two double bedrooms one of which is located to the ground floor which has fitted wardrobes. The other is located to the first floor and has fitted storage space.



The shower room is located to the ground floor and has a walk-in shower unit, low flush WC, wash hand basin and heated towel rail.

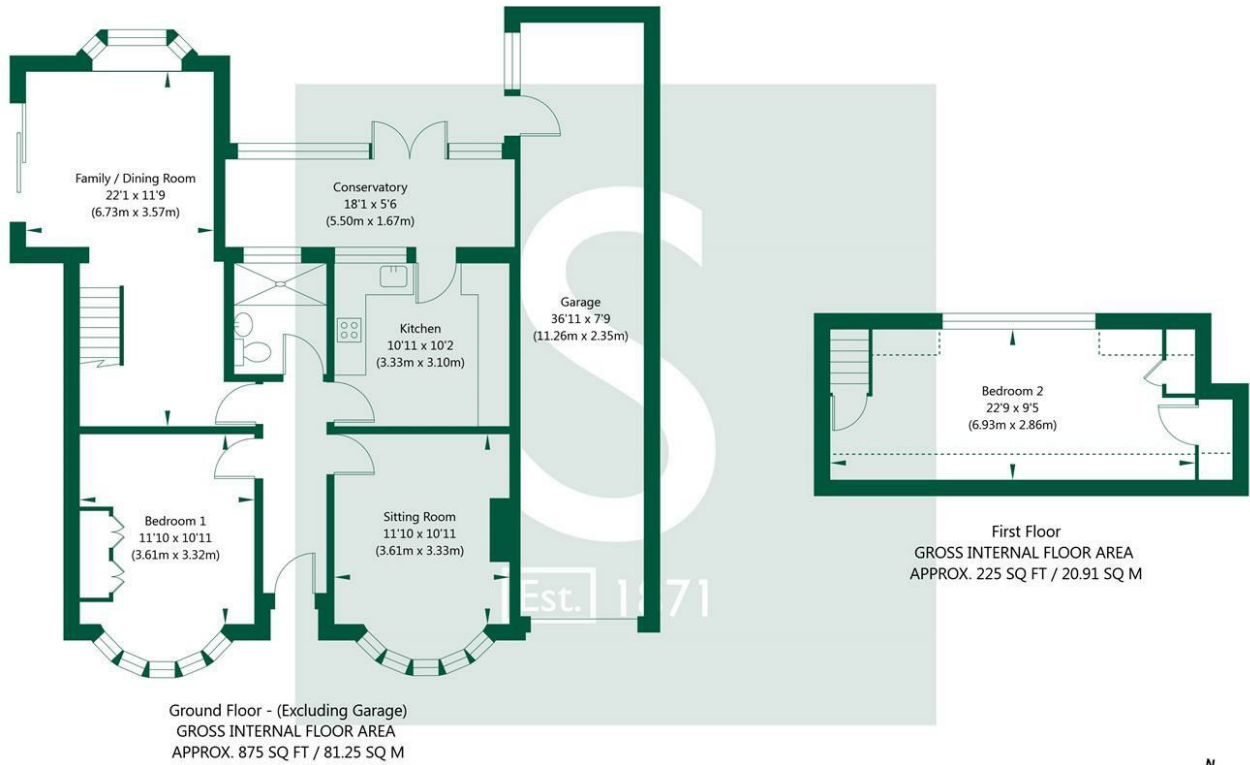
To the outside the property has low maintenance gardens with established borders. There is also a brick paved driveway and a substantial tandem with power connected and electric roll top door. There is also a convenient side access door.



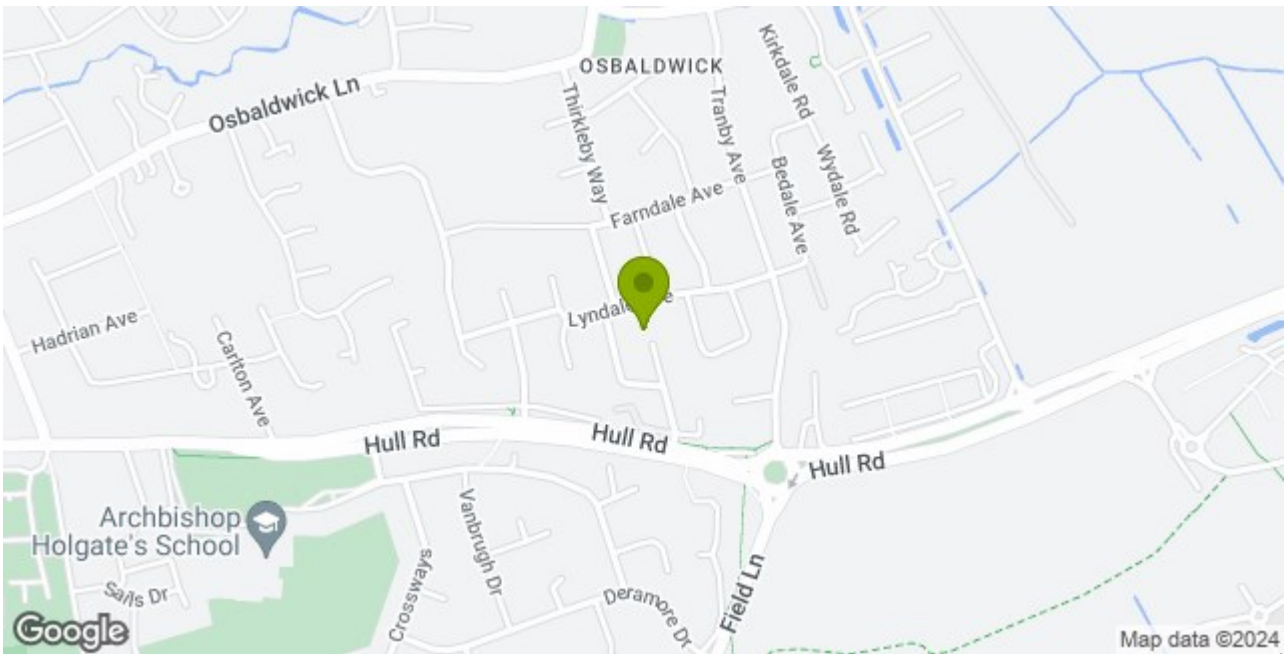
It is therefore, as agents, that we strongly recommend an internal inspection.



Canham Grove, York, YO10 3NA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102.16 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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