



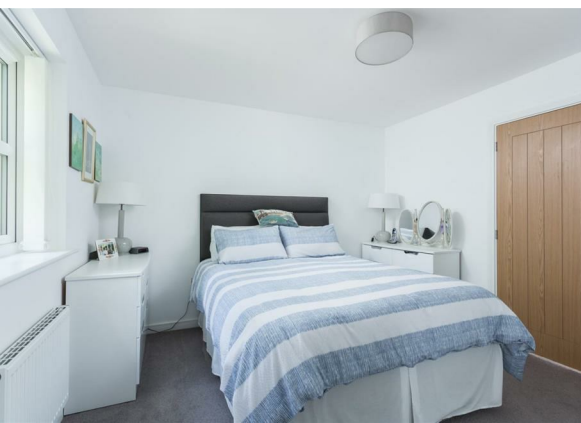
West View Close, York £500,000

A fabulous contemporary bungalow sitting in lovely manicured gardens with stunning glass garden room and garage, perfect for those looking to downsize.



The property is entered into a spacious entrance hall which leads into the accommodation. To the front of the home is the spacious sitting room, with lovely bay window to the front, allowing for an abundance of natural light flow. The sitting room also features a log effect electric fire.

Just off the entrance hall, there is a useful airing cupboard and cloakroom, having vanity unit with hand wash basin and low flush WC.



Fitted with a range of gloss wall and base fitted units and grey marble worktops, the kitchen boasts integrated fridge/freezer, dishwasher, oven and grill, electric hob with extractor over, as well as sunken sink with mixer tap over. There is ample space for a dining table and chairs, with bi-folding doors opening into the beautiful garden room.

The garden room itself is a wonderfully bright space with modern fitted blinds and is perfect for relaxing, overlooking the generous rear garden. Double doors open onto the garden, creating a brilliant indoor outdoor living space.



Sitting to the rear of the home is the master bedroom, providing a spacious double room with convenient fitted wardrobes, window overlooking the rear garden and its own en-suite with large walk-in shower, low flush WC, pedestal hand wash basin and heated towel rail.

The second bedroom is found to the front of the property and also offers a good-sized double room with fitted wardrobes and an abundance of natural light, creating a bright and welcoming space.



Completing the internal space is the family bathroom, consisting of a panel bath with mains shower over, low flush WC, heated towel rail and hand wash basin. The bathroom is a stylish modern suite with natural tiling throughout.

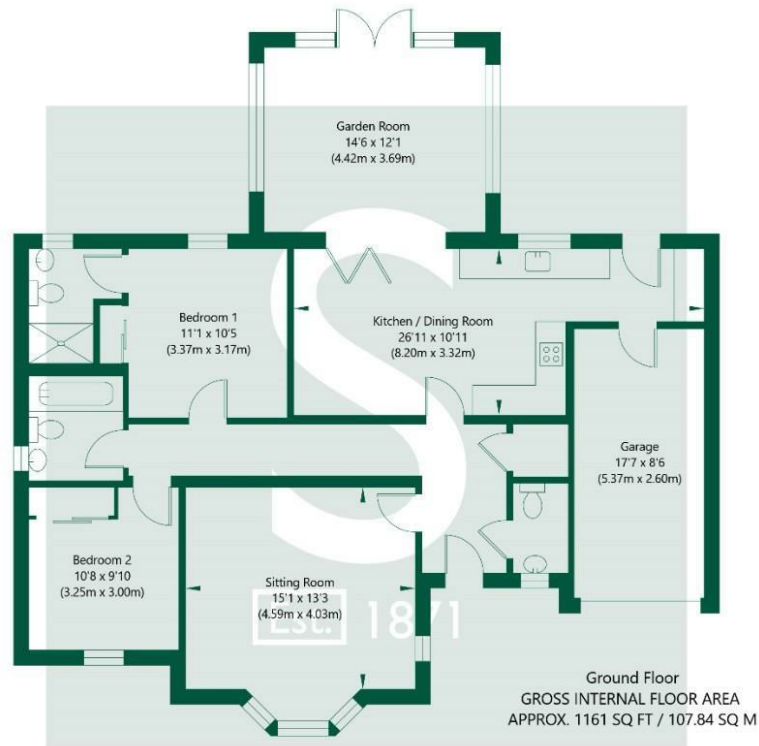
Externally, the property has an attractive front, with brick paved driveway leading to the integral garage, providing ample off street parking. Also to the front is a manicured lawn with hedge border.

To the rear, the garden enjoys a stone-flagged patio which is ideal for al-fresco dining. The garden is then mainly laid to lawn, with a brick walked flower bed to one corner and a useful garden shed to the other.

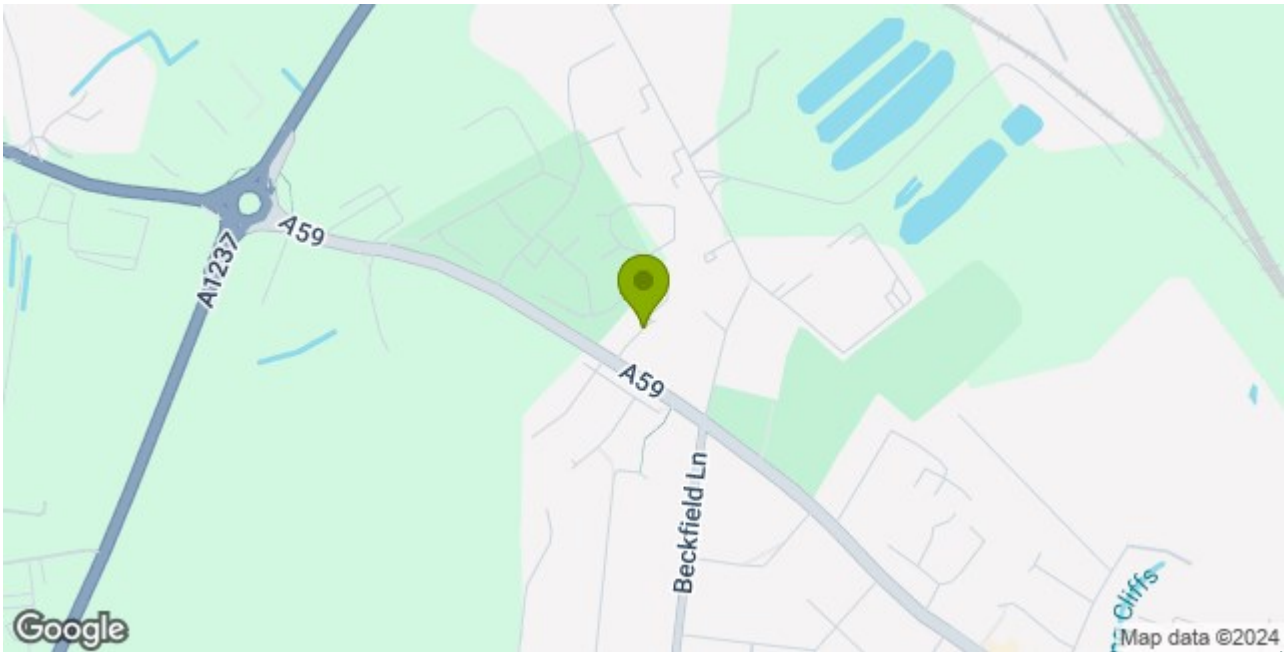


Situated in a popular location, just off Boroughbridge Road, there is great public transport links into York City Centre and further. This gorgeous detached bungalow provides a great opportunity for buyers looking for stunning living accommodation and gardens across single storey living.

West View Close, York, YO26 6BE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1161 SQ FT / 107.84 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

