





welcome to

Buttermere Drive, York

This is a fantastic opportunity to put your own stamp on this four bedroom, dorma bungalow, situated down a quiet residential street in the sought after suburb of Rawcliffe. York city centre and Clifton Moor retail park are both under a 10 minute drive from the property.











Entrance Hall

The entrance hall has a radiator and the stairs up to the first floor.

Lounge

14' $6" \times 10' \ 8"$ into recess (4.42m $\times 3.25m$ into recess) A good size lounge with a fireplace, a radiator, a window to the front of the home and an understairs storage cupboard.

Kitchen

11' 10" x 7' 5" (3.61m x 2.26m)

A fitted kitchen with wall/base units, a door to the side, a window to the side, a cooker hood, an oven and a hob.

Shower Room

A ground floor shower room with a w.c, a wash hand basin, a window to the front, a towel radiator and a shower cubicle.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)

A ground floor, double bedroom with a radiator and a window looking over the rear of the home.

Bedroom Two

10' 8" x 8' 2" (3.25m x 2.49m)

The second double bedroom to the ground floor has a radiator and French doors on to the rear garden

Storage Space

7' 5" x 2" 9" (2.26m x 0.84m)

A useful storage room with a window to the side.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m)

The third bedroom is to the first floor, with a radiator and a window looking over the rear garden. This room does have restricted head height.

Bedroom Four

11' 6" x 10' 6" (3.51m x 3.20m)

The fourth bedroom has a radiator and a window looking over the rear of the home. This room does have restricted head height.

Bathroom

The bathroom is to the first floor with a bath tub, a wash hand basin, a w.c and storage in the eaves. This room does have restricted head height.





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- A FOUR BEDROOM DORMA BUNGALOW
- MASSES OF POTENTIAL FOR A RENOVATION
- LAWN GARDENS TO THE FRONT AND TO THE REAR
- UNDER A 10 MINUTE DRIVE FROM THE CITY CENTRE AND FROM CLIFTON MOOR RETAIL PARK
- SOUGHT AFTER AREA, CLOSE TO GOOD LOCAL SCHOOLS

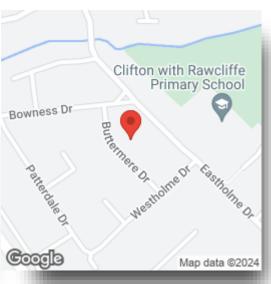
Tenure: Freehold EPC Rating: C

£240,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YOR108218 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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