



**Ryecroft Close, York YO31 1HY**

**welcome to**

**Ryecroft Close, York**

A beautifully maintained, two bedroom, semi detached bungalow, located just off the ever popular Stockton Lane, one of Yorks' most sought after areas. Situated in Heworth, the property is 1.9 miles from the city centre, with regular bus routes around the city.



### Entrance Hall

The entry hall to the home has carpeted floors and a storage cupboard.

### Kitchen

12' 3" x 7' 9" ( 3.73m x 2.36m )

A fitted kitchen with laminate flooring, wall/base units, an electric hob, an integrated oven, a microwave, a dishwasher, a fridge/freezer, a radiator, an extractor fan, a window to the front of the home, a window to the side and a door to the side.

### Lounge

17' 1" x 9' 9" ( 5.21m x 2.97m )

The lounge has carpeted floors, a tv point, an electric fire, a radiator and a window looking over the front of the home.

### Conservatory

16' 2" x 9' 9" ( 4.93m x 2.97m )

A great size conservatory with laminate flooring, a ceiling fan, a tv point, two radiator and French doors on to the rear garden.

### Bedroom One

11' 9" x 8' 1" ( 3.58m x 2.46m )

The first bedroom has carpeted floors, a window looking over the rear of the home and built in wardrobes.

### Bedroom Two

7' 10" x 8' 8" ( 2.39m x 2.64m )

The second bedroom is a single size with laminate flooring, a radiator and sliding doors in to the conservatory.

### Bathroom

The bathroom has a shower over the bath tub, a w.c, a wash hand basin, a window to the side and tiled flooring.

### Exterior

The front of the home is beautifully maintained, with an Indian sandstone patio. wood chip flower beds, an external tap and wall to the front. There is a good size paved driveway, able to fit multiple vehicles. Around to the rear there is a wonderful, south west facing garden with lawn, a paved patio, a storage shed and fence to surround.



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). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Ryecroft Close, York

- A FANTASTIC TWO BEDROOM, SEMI DETACHED BUNGALOW
- QUITE CUL-DE-SAC, LOCATED JUST OFF STOCKTON LANE
- BEAUTIFULLY MAINTAINED, SOUTH WEST FACING GARDENS
- DETACHED GARAGE
- AMPLE OFF STREET PARKING

Tenure: Freehold EPC Rating: D

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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