



5 Orrin Close
York YO24 2RA

**5 Orrin Close
, York YO24 2RA
£385,000**

A beautifully presented bungalow which has been lovingly restored and renovated to provide a super ready to move into bungalow. With the benefit of three bedrooms the property provide space for a growing family, grandchildren to stay or a home office.

The property features a large lounge, modern kitchen and utility area plus a modern bathroom, perfect for those relaxing soaks after a long day. Situated on a large corner plot which in turn offers a lovely large grassed garden. There are double doors which lead through to a garage at the rear - storage isn't an issue at this property!

EPC Rating TBC
Council Tax Band D

Entrance

Composite door leads into the entrance vestibule. Vertical radiator.

Lounge / Diner

21'9 max x 10'5 (6.63m max x 3.18m)

A large lounge/diner with UPVC bay window. Two radiators. Doors leading into the kitchen and inner hallway.

Kitchen

11'10 x 9'3 (3.61m x 2.82m)

Beautifully appointed modern kitchen with both high and low level units with co-ordinating work surfaces. UPVC window. Built in dishwasher. Space for range cooker, Built extractor hood. Space for American style fridge freezer. Vertical radiator. UPVC door into the utility area.

Conservatory / utility

10'11 x 7'8 (3.33m x 2.34m)

With plumbing for washing machine and space for tumble dryer. UPVC windows and door to the garden. Built in storage bench. Vertical radiator.





Inner Hall

With access into the bedrooms and bathroom. Loft access hatch with pull down ladder which is part boarded with light. Boiler installed in 2022 (with 12 year warranty).

Bedroom One

14'6 max x 10'5 (4.42m max x 3.18m)

A lovely sized room with UPVC window. Radiator.

Bedroom Two

11'9 x 9'3 (3.58m x 2.82m)

With UPVC window. Radiator.

Bedroom Three

9'3 x 7'2 (2.82m x 2.18m)

With UPVC window. Radiator.

Bathroom

A stunning bathroom fitted with a three piece suite comprising claw foot bath with shower over, matching wash basin with vanity unit and low-level WC. UPVC opaque glazed window. Heated towel rail. Tiled floor.

Garage

15'11 x 8'3 (4.85m x 2.51m)

A good sized garage with power and light laid on.

Outside

Situated on a super corner plot.

To the front there is a neat block paved driveway with grass laid adjacent and leading around the corner. Double opening gates to the side offer access into the back garden and into the garage.

To the rear of the property there is a large garden which has been laid to lawn with steps and a paved patio area. Outside tap.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

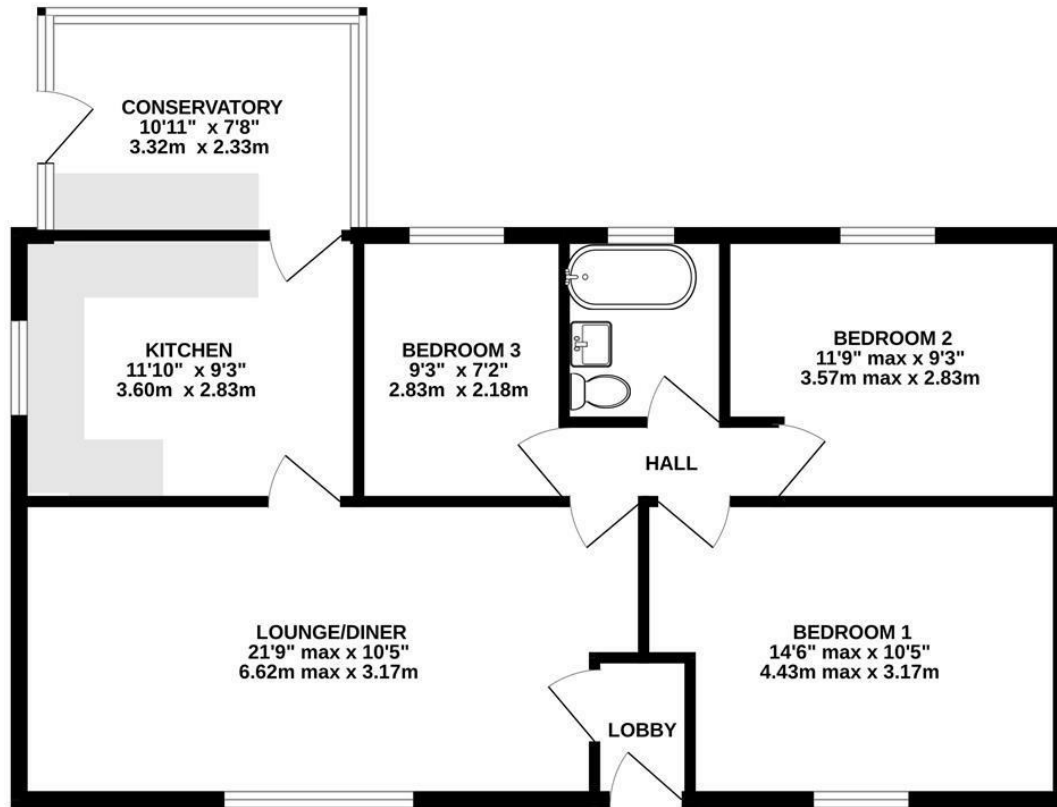
Council Tax Band of the property is D. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler in the loft.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com