



37 Park Avenue New Earswick

York, YO32 4DB

**Guide Price £395,000**



**NO ONWARD CHAIN! SOUTH FACING REAR GARDEN! VAST AMOUNT OF POTENTIAL!** Churchills are delighted to offer for sale this two bedroom detached bungalow on a good size plot located on this quiet and sought after street in New Earswick. Convenient for York city centre and the outer ring road the property is in need of some modernisation however offers scope to be extended subject to necessary planning. It comprises entrance hallway, lounge with bay window, 15' kitchen, dining room, two double bedrooms, bathroom, separate WC and a rear porch. To the outside is a generous front garden with driveway leading to an attached single garage (21'7 x 10') and a side alleyway opening to a south facing lawned rear garden. An early inspection is strongly recommended.

### Hallway

Entrance door, double panelled radiator, power points. Carpet.

### Lounge

uPVC windows to front and side, open fire with surround with tiled hearth, single panelled radiator, TV point, power points. Carpet.

### Kitchen

uPVC windows to side, fitted wall and base units with counter tops, inset one and a half stainless steel sink and drainer with mixer tap, two single panelled radiators, wall mounted gas combination boiler, power points, storage cupboard.

### Dining Room

uPVC window to side, single panelled radiator, power points. Carpet.

### Bedroom 1

uPVC window to front, single panelled radiator, power points. Carpet.

### Bedroom 2

uPVC window to rear, single panelled radiator, power points. Carpet.





### **Bathroom**

Opaque uPVC window to rear, panelled bath with electric shower over, pedestal wash hand basin, part tiled walls, towel rail/radiator, extractor fan. Tiled flooring.

### **WC**

uPVC window to rear, low level WC, part tiled walls. Tiled flooring.

### **Rear Porch**

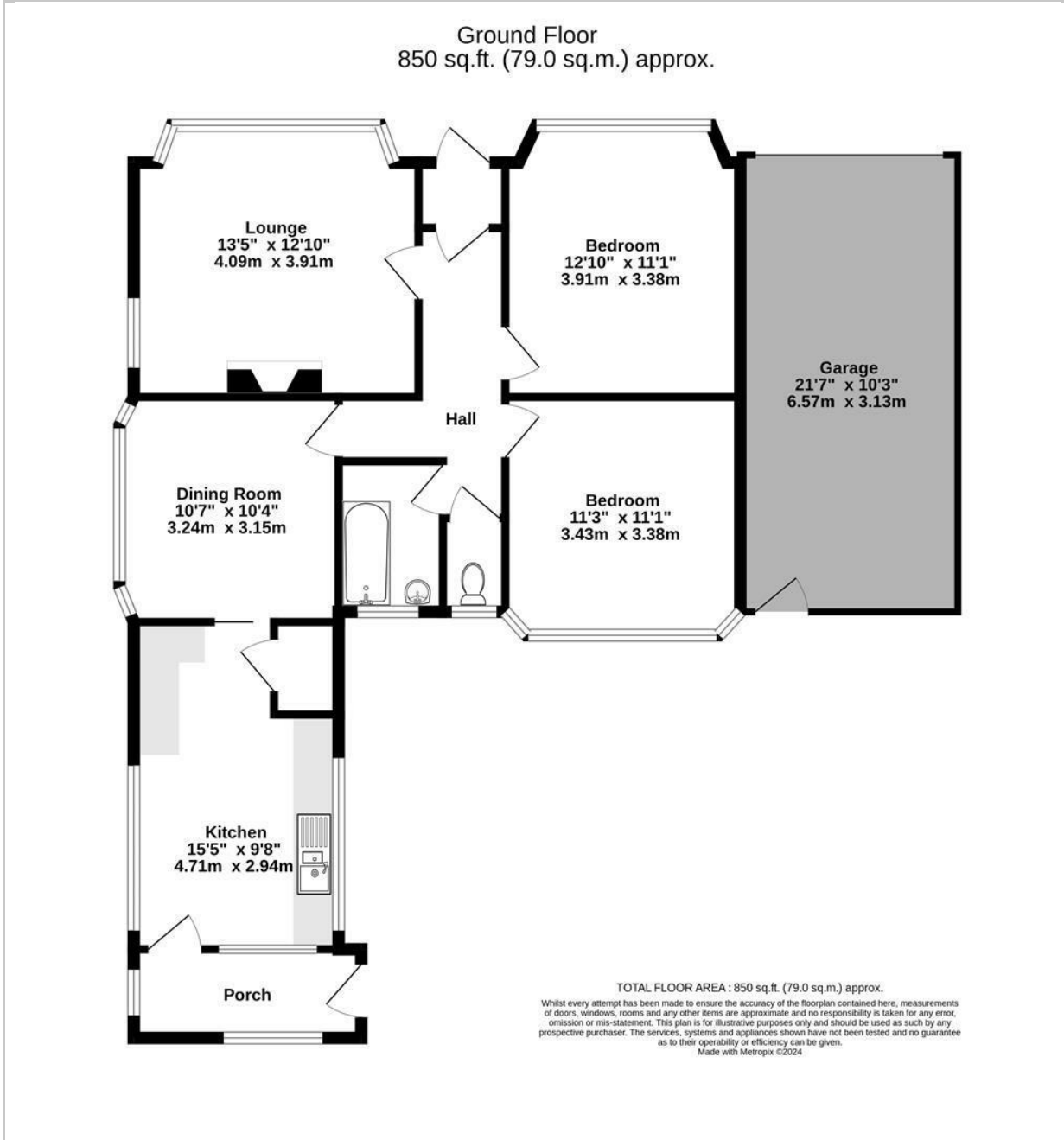
Door to garden, power points. Tiled flooring.

### **Outside**

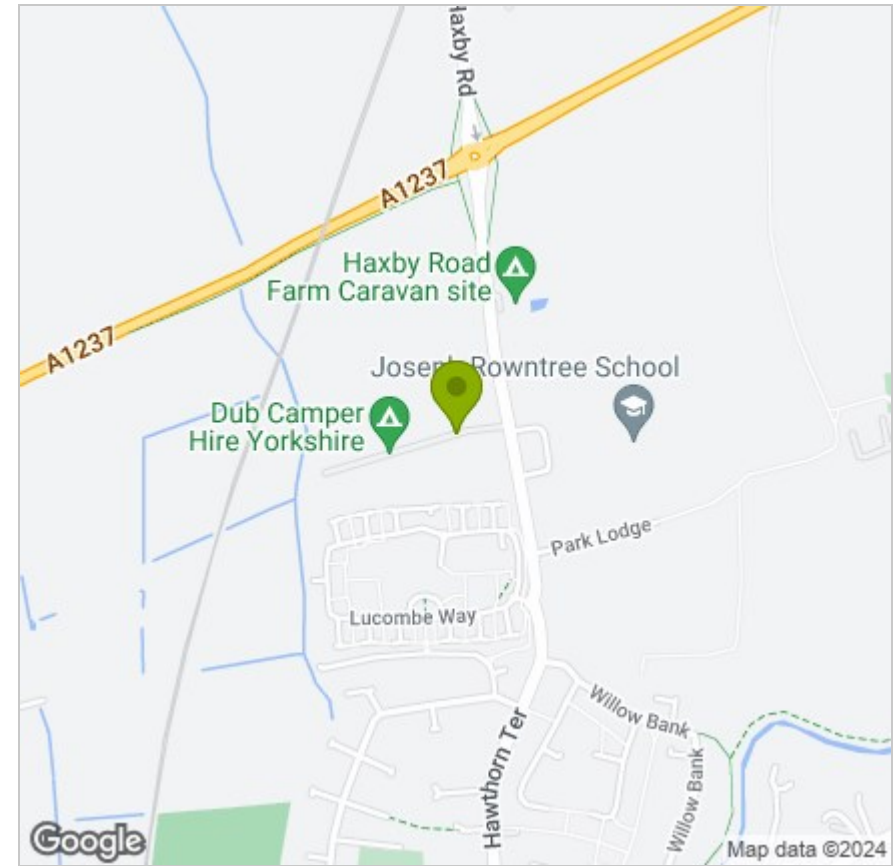
To the front is a good size lawn and driveway providing off street parking with potential for electric car charging. To the side is an alleyway which leads to the rear garden with patio and lawn areas, trees, shrubs and timber and hedge boundary.



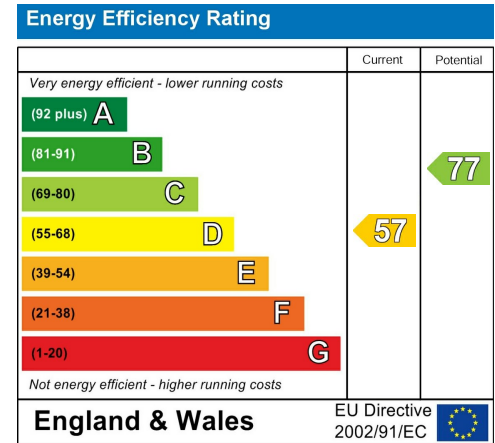
## FLOOR PLAN



## LOCATION



## EPC



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