

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 guiet 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.

















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 Ground Floor 850 sq.ft. (79.0 sq.m.) approx. Haxby Road Lounge 13'5" x 12'10" Bedroom Farm Caravan site 4.09m x 3.91m 12'10" x 11'1" 3.91m x 3.38m Joseph Rowntree School Dub Camper Garage 21'7" x 10'3" Hire Yorkshire 6.57m x 3.13m Hall Dining Room 10'7" x 10'4" 3.24m x 3.15m Bedroom 11'3" x 11'1" 3.43m x 3.38m Bank Coople Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** Kitchen 15'5" x 9'8" (92 plus) A 4.71m x 2.94m 77 (69-80) 57 (55-68) TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx. (39-54) Porch Whilst very attempt has been made to ensure the accuracy of the Booplan contained there, measurements of doors, windows, romen and eny other feren are approximate and to respectivality 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 Metropic xCD24 (21-38) G

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC