




1 Wordsworth Crescent
York, YO24 2RX
Guide Price £339,500

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CHURCHILLS ARE DELIGHTED TO PRESENT THIS TWO BEDROOM DETACHED BUNGALOW SET ON A GENEROUS CORNER PLOT WITH HUGE POTENTIAL TO DEVELOP SUBJECT TO THE NECESSARY PERMISSIONS. SITUATED WITHIN THIS HIGHLY REGARDED RESIDENTIAL AREA AND CONVENIENT FOR LOCAL AMENITIES, SCHOOLS AND THE YORK CITY CENTRE. The property is well presented throughout and provides bright and spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises spacious entrance hall, lounge/dining room, good sized well fitted kitchen, two double bedrooms, conservatory and a bathroom with walk-in shower. To the outside is a low maintenance front garden with parking for up to four cars whilst to the rear is a driveway and detached brick garage. There are also further gardens to the side and rear. An internal viewing is highly recommended to appreciate the standard of accommodation on offer.



Entrance Hall

Living Room

18'0 x 10'1 (5.49m x 3.07m)

Kitchen

10'3 x 10'3 (3.12m x 3.12m)

Bedroom 1

12'0 x 10'0 (3.66m x 3.05m)

Bedroom 2

10'3 x 9'8 (3.12m x 2.95m)

Conservatory

8'0 x 7'10 (2.44m x 2.39m)

Bathroom



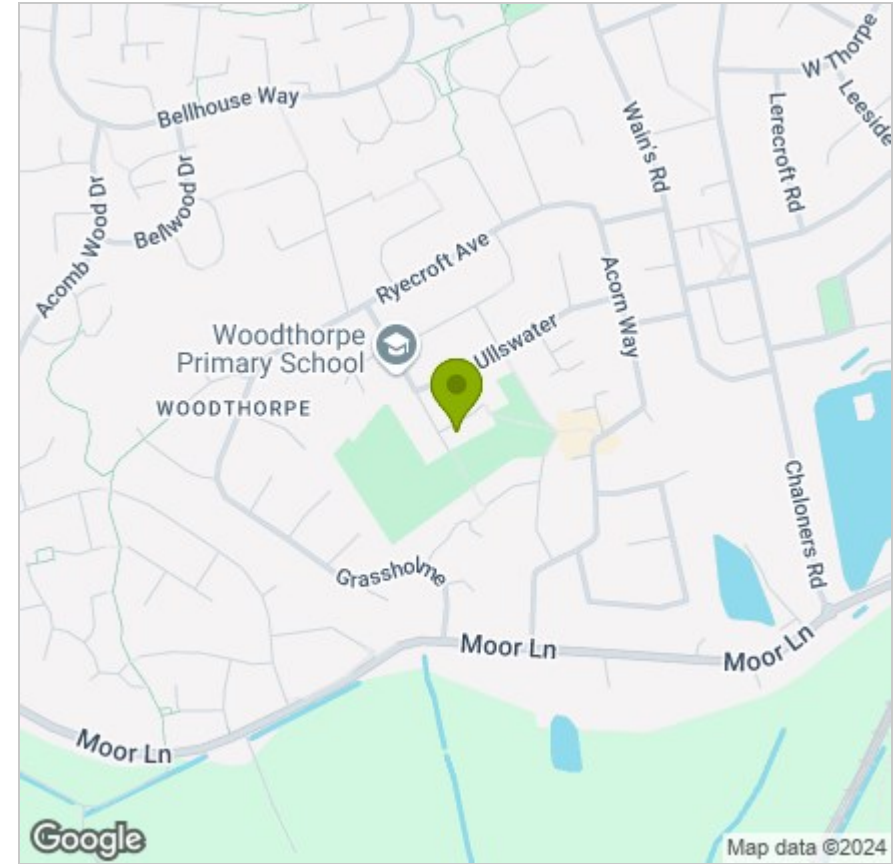


FLOOR PLAN



TOTAL FLOOR AREA: 720 sq ft (66.9 sq m) approx.
 Measurements are based on the best available information and are not intended to be used for legal purposes. The measurements are for general information only and do not constitute a guarantee of accuracy. The measurements are for general information only and do not constitute a guarantee of accuracy. The measurements are for general information only and do not constitute a guarantee of accuracy.

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

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