



105 Whitethorn Close

York, YO31 9EX

£295,000

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A THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED BUNGALOW SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND AMENITIES. The property has the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge/dining room, good sized fitted kitchen, three bedrooms, conservatory and a wet room. To the outside is a front garden with driveway leading to a single garage whilst to the rear is a garden laid to lawn with patio area. An internal viewing is highly recommended.

### Hallway

Entrance door, storage cupboard. Carpet. Doors to:

### Sitting/Dining Room

18'1 x 11'0 (5.51m x 3.35m)

Window to front, coving, dado rail, mantle piece, double panelled radiator, TV point, power points. Carpet.

### Kitchen

11'7 x 9'0 (3.53m x 2.74m)

Window to side, fitted wall and base units, space for appliances, tiled splash backs, power points, double panelled radiator. Vinyl flooring.

### Wet Room

8'4 x 5'10 (2.54m x 1.78m)

Opaque window to side, walk-in shower area, wash hand basin, low level WC, part tiled walls, extractor fan.

### Bedroom 1

13'6 x 11'0 (4.11m x 3.35m)

Window to conservatory, coving, dado rail, fitted wardrobes, double panelled radiator, power points. Carpet.

### Conservatory

11'6 x 9'5 (3.51m x 2.87m)

Windows to rear and door to garden, power points. Laminate flooring.







### **Bedroom 2**

11'2 x 9'4 (3.40m x 2.84m)

Window to rear, dado rail, double panelled radiator, power points. Carpet.

### **Bedroom 3**

8'10 x 8'4 (2.69m x 2.54m)

Window to side, coving, fitted storage, radiator, power points. Carpet.

### **Garage**

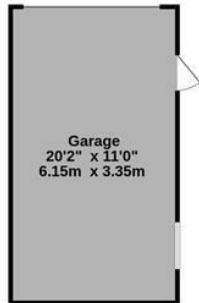
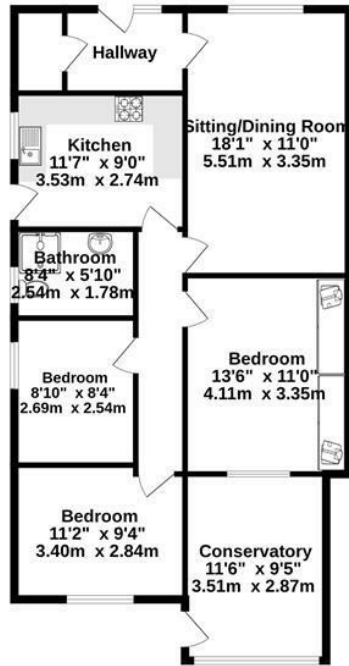
20'2 x 11'0 (6.15m x 3.35m)

Up and over door, window and door to side.



# FLOOR PLAN

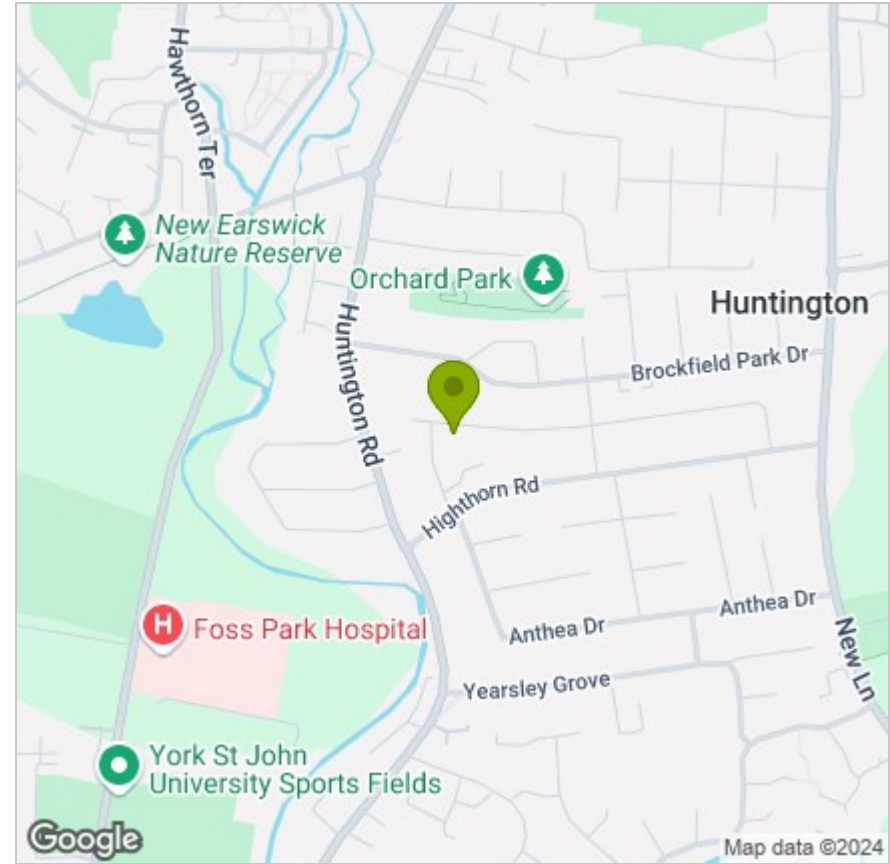
Ground Floor  
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.  
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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