



33 Eastholme Drive

York, YO30 5SU

Offers In Excess Of £200,000

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**NO ONWARD CHAIN** - A good sized, two bedroom semi detached bungalow in need of modernisation and refurbishment, set within this popular residential area of Rawcliffe, convenient for many local amenities, York city centre and the outer ring road. The property which has the benefit of gas central heating and uPVC double glazing comprises entrance hall, lounge, breakfast kitchen, conservatory, two double bedrooms and a bathroom/WC. To the outside is a front garden and driveway leading to a detached single garage whilst to the rear lawned garden with greenhouses. An accompanied viewing is highly recommended.

### Entrance Hall

uPVC entrance door, single panelled radiator, loft access. Laminate flooring.

### Lounge

uPVC bay window to front, electric fire with stone hearth and surround, single panelled radiator, power points. Carpet.



### Kitchen

uPVC windows to front and side, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, built in gas hob, space and plumbing for appliances, single panelled radiator, power points, wall mounted gas combination boiler. Laminate flooring.



### Bedroom 1

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

### Bedroom 2

Double glazed sliding doors into the conservatory, single panelled radiator, power points. Carpet.



### Conservatory

uPVC glazing, door on to garden, double panelled radiator, power points. Tiled flooring.





### **Bathroom**

Opaque window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, double panelled radiator, part tiled walls. Laminate flooring.

### **Outside**

Small front garden with driveway providing off street parking. Lawned rear garden with greenhouses and small patio area.

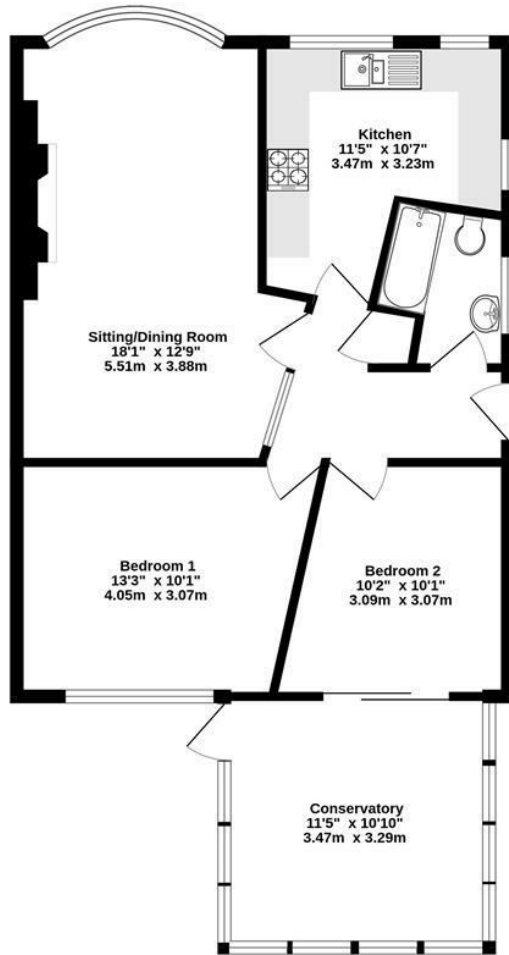
### **Garage**

Detached single garage with up and over door.



# FLOOR PLAN

Ground Floor  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</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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