

CUL-DE-SAC LOCATION, CORNER PLOT. A two bedroom detached bungalow situated within this highly sought after residential area convenient for local amenities yet within easy reach to York University and the City Centre. Benefiting from gas central heating and uPVC double glazing the internal accommodation comprises entrance hallway, lounge with bay window, breakfast kitchen, utility/conservatory, two double bedrooms and a three piece shower room. To the outside are gardens to front, side and rear, driveway providing off-street parking with the potential for electric car charging and a detached single garage with power and lighting. An internal viewing of this lovely property is highly recommended.

### **Entrance Hall**

uPVC entrance door, carpeted flooring, door to;

# Lounge

13'3 x 11'0 (4.04m x 3.35m) uPVC bay window to front, radiator, carpeted flooring, TV and power points

#### **Kitchen**

10'6 x 8'8 (3.20m x 2.64m)

Fitted wall and base units, countertop, sink and draining board, laminate flooring, space and plumbing for appliances, door to;

#### **Utility/Conservatory**

7'10 x 5'1 (2.39m x 1.55m) uPVC glazed door to rear, plumbing for washing machine, power points

#### **Bedroom 1**

12'0 x 11'0 (3.66m x 3.35m) uPVC bay window to front, radiator, carpeted flooring, power points

#### **Bedroom 2**

9'11 x 8'11 (3.02m x 2.72m) uPVC window to rear, radiator, carpeted flooring, power points



















# **Shower Room**

Opaque uPVC window to rear, low level WC, walk-in shower cubicle, wash hand basin, tiled walls, laminate flooring, radiator

## Outside

Gardens to front, side and rear with brick boundary wall, concreted driveway, outside tap

Garage 17'8 x 9'0 (5.38m x 2.74m) Power and lighting

#### **FLOOR PLAN LOCATION** Murton Way OSBALDWICK Osbaldwick Ln Famdale Ave 10'6 x 8'8 Bedroom 2 (3.19m x 2.64m) 9'11 x 8'11 Hull Rd (3.03m x 2.73m) Hull Rd Garage 17'8 x 9'0 (5.39m x 2.75m) Deramore Of Sitting Room Bedroom 1 13'3 x 11'0 12'0 x 11'0 (4.05m x 3.35m) (3.67m x 3.35m) BADGER HILL Map data @2025 **Energy Efficiency Rating** Ground Floor GROSS INTERNAL FLOOR AREA Potential APPROX. 659 SQ FT / 61.26 SQ M Very energy efficient - lower running costs **EPC** (92 plus) A NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61.26 SQ M - (Excluding Garage) 83 All measurements and fixtures including doors and windows are approximate and should be independently verified. www.exposurepropertymarketing.com © 2023 (69-80) 62 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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