



24 Nursery Gardens  
York, YO10 3QL  
Guide Price £280,000



**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

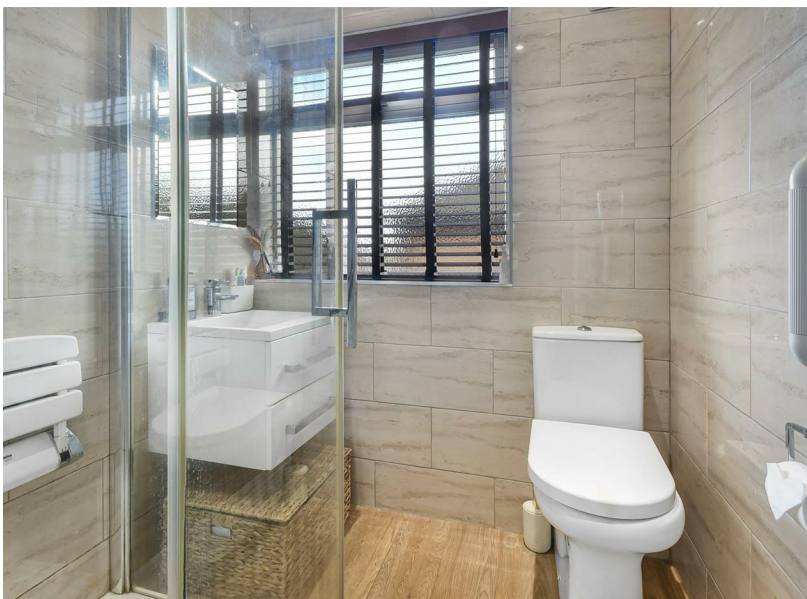
### **Outside**

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

### **Garage**

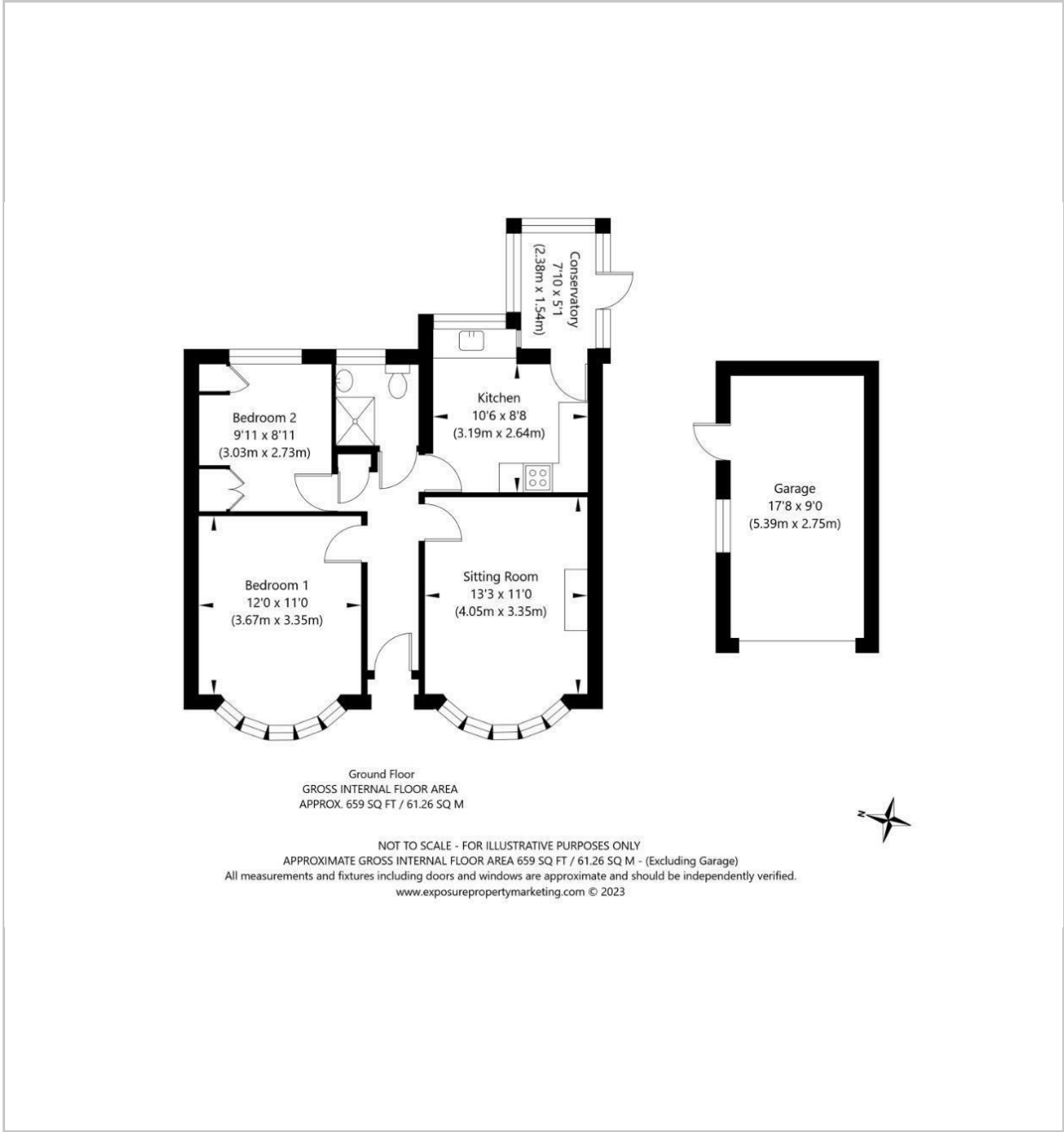
17'8 x 9'0 (5.38m x 2.74m)

Power and lighting

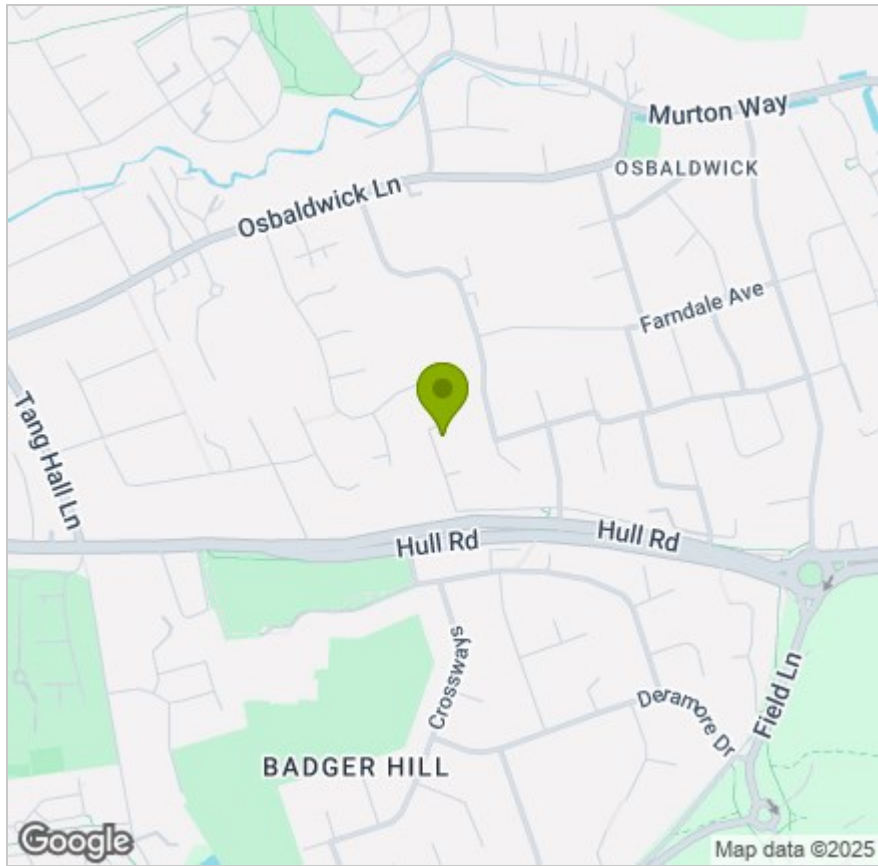




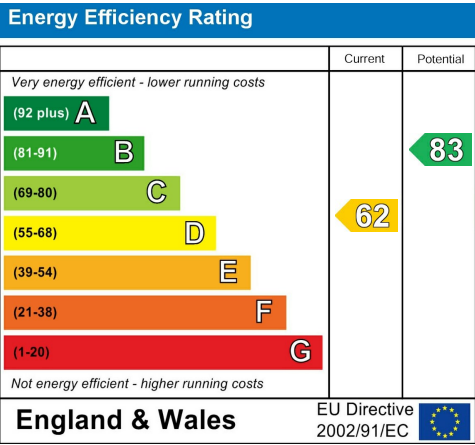
FLOOR PLAN



LOCATION



EPC



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