



1 Buttermere Drive  
York, YO30 5TQ  
**Guide Price £250,000**

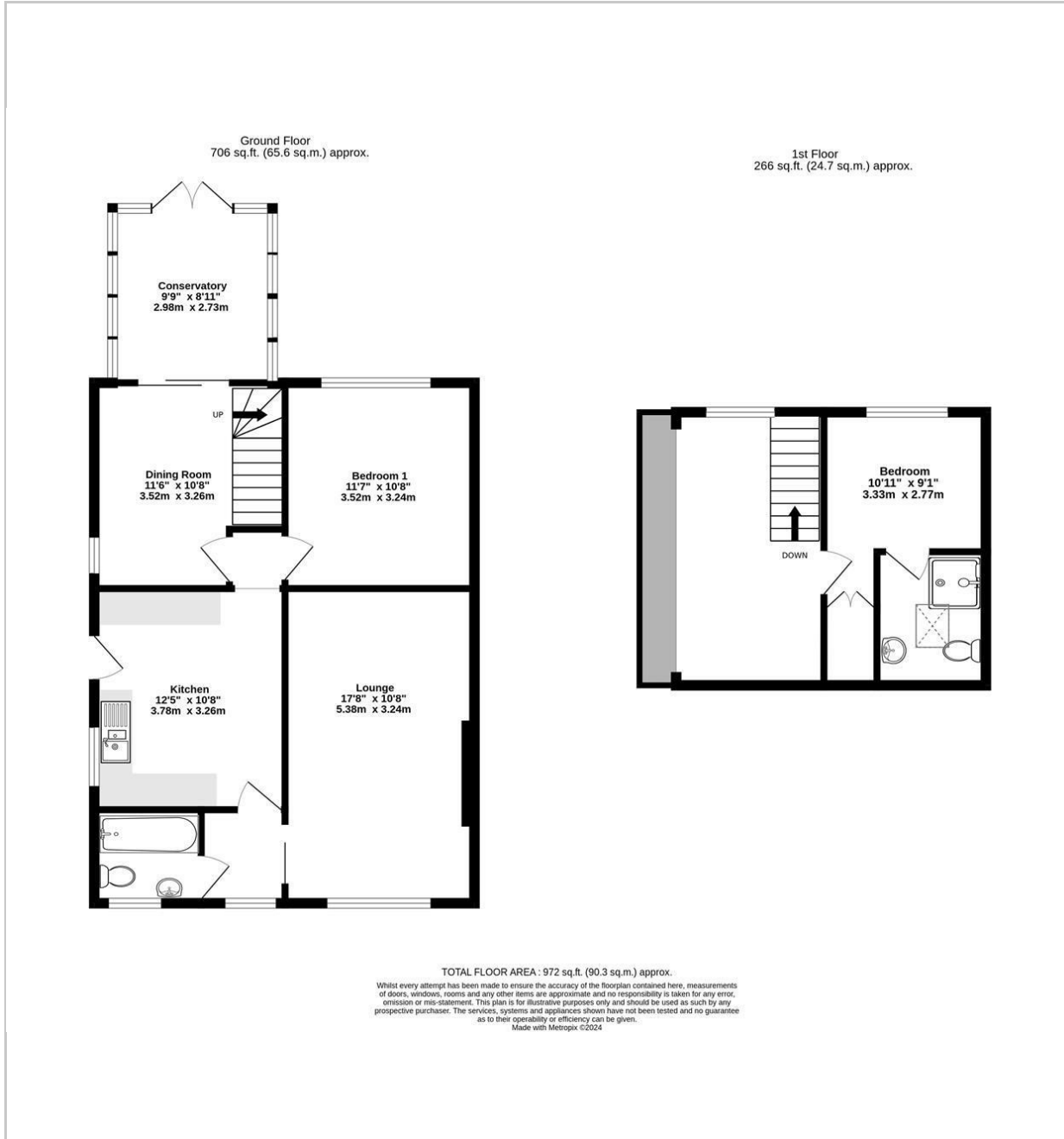
 2  1  1  D

A LARGE 2 BEDROOM SEMI DETACHED DORMER BUNGALOW SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES. The property requires some upgrading works but provides bright and spacious living accommodation comprising entrance hall, large living room, good sized kitchen, dining room leading to a good sized conservatory, double bedroom and bathroom/w.c, large landing with study area (potential to convert to bedroom 3), further bedroom with en suite shower room. Block paved driveway . Gardens to front and rear.





# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>56</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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.