



139 Hamilton Drive
York, YO24 4NX
£275,000

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NO ONWARD CHAIN! A good size two bedroom semi detached bungalow located in this quality and sought after residential area of Holgate. Served by local amenities, excellent transport routes and open space. Looking towards West Bank park to the front and having a rear garden backing on to playing fields, this property is sure to appeal to a range of buyers having the benefit of uPVC double glazing, gas central heating and solar panelling. The bright and spacious living accommodation comprises entrance hallway, fitted kitchen, 15' lounge/dining room with bay window, inner hall, two double bedrooms and a three piece shower/wet room. To the outside is a gated front driveway, shared side, landscaped gardens and a detached single garage with power and lighting. An accompanied viewing is strongly recommended.

Entrance Hall

Entrance door, double panelled radiator. Vinyl flooring.

Lounge/Dining Room

uPVC bay window to front, double panelled radiator, TV point, power points. Exposed timber floorboards.

Kitchen

uPVC windows to front and side, entrance door, fitted base units with counter tops, stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, power points. Vinyl flooring.

Inner Hall

Loft access with drop down ladder and handrail, fully boarded with lighting . Vinyl flooring.

Bedroom 1

uPVC window to rear, fitted wardrobes, double panelled radiator, power points. Carpet.





Bedroom 2

uPVC sliding doors onto garden, double panelled radiator, power points. Vinyl flooring.

Shower/Wet Room

Opaque uPVC window to side, walk-in shower area, low level WC, wash hand basin, tiled walls, electric towel radiator. Wet room vinyl flooring.

Outside

Gated front driveway with brick boundary wall, landscaped area, shared concreted driveway to side. Rear paved garden with mature borders, timber fence boundary and storage area.

Garage

Up and over door, power and lighting.

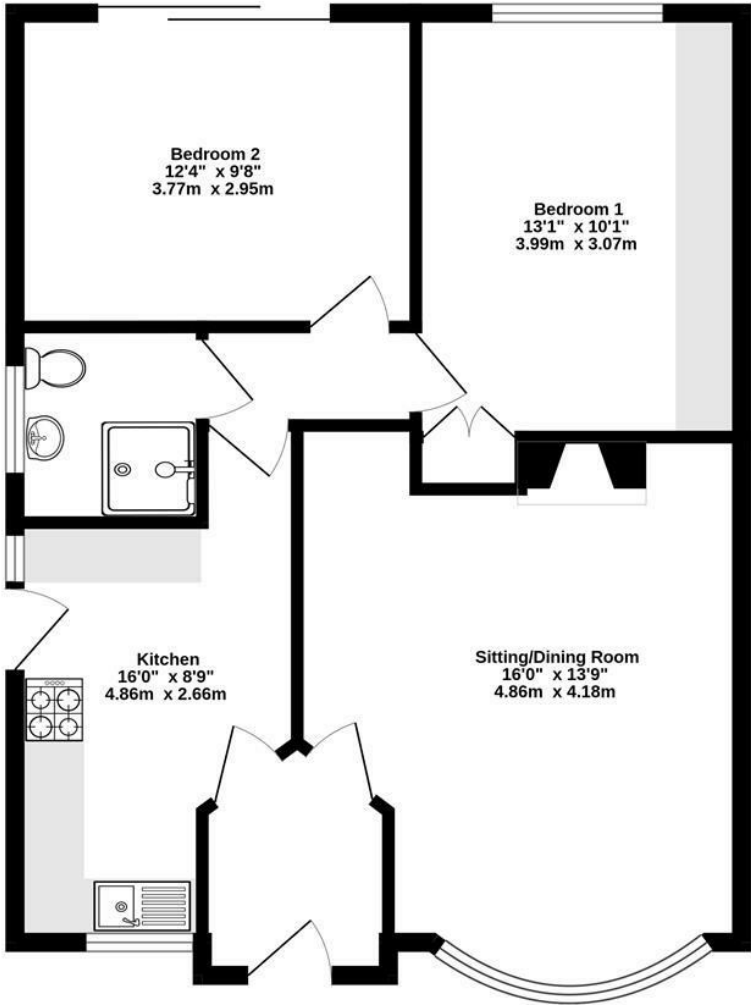
Notes:

Further information can be provided about the solar panels.



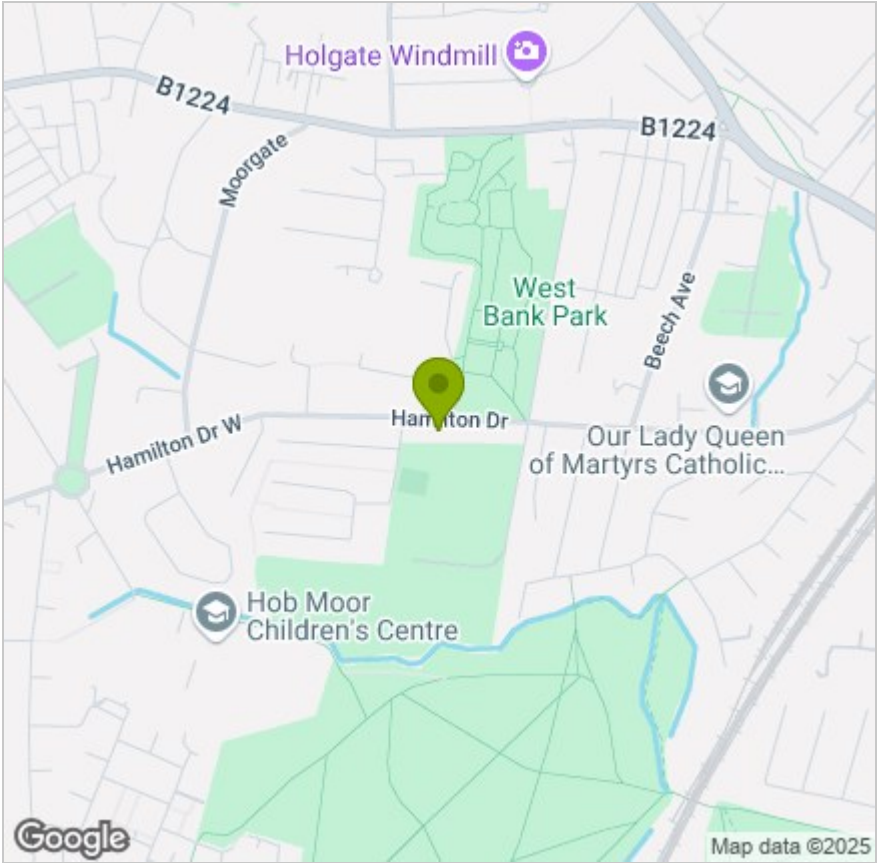
FLOOR PLAN

Ground Floor
651 sq.ft. (60.5 sq.m.) approx.

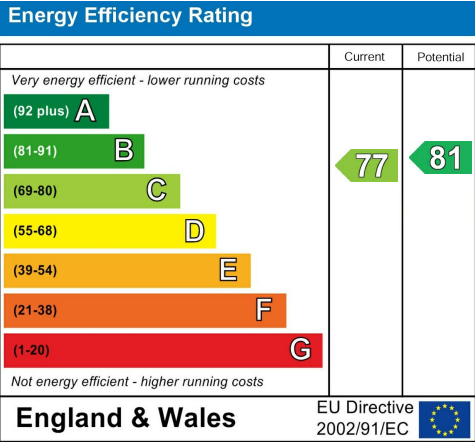


TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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