



40 Eastholme Drive Rawcliffe

York, YO30 5ST

**Guide Price £332,500**





ORIGINALLY 3 BEDROOMS AND NOW CONVERTED TO A LARGE 2 BEDROOM PROPERTY THIS DETACHED TRADITIONAL STYLE BUNGALOW IS SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND THE CITY CENTRE. The property has been upgraded and maintained to a high standard by the present owners to provide bright and tastefully presented living space with the benefit of gas central heating and uPVC double glazing and comprises entrance hallway, lounge/dining room with French doors to garden, good sized modern fitted kitchen with built in oven and hob, 17ft master bedroom (could be split back into 2 rooms), double sized bedroom 2, bathroom/w.c with modern suite and shower. Driveway with parking for 3 cars. Single garage. Private lawned gardens to side and rear. An internal viewing is recommended.

### Hallway

Entrance door, cloaks cupboard. Doors leading to

### Lounge/Diner

19'3" x 11'11" (5.88m x 3.65m)

Window to front and French doors to garden. Door leading to

### Kitchen

10'4" x 8'7" (3.15m x 2.62m)

Modern high gloss fronted units comprising sink unit, base and wall units, work surfaces, built in electric oven and gas hob with extractor above, integrated fridge/freezer, window to rear. Door to lean to porch

### Bedroom 1

17'1" x 9'10" (5.23m x 3.02m)

Large master bedroom with window to front

### Bedroom 2

11'8" x 9'10" (3.58m x 3.02m)

Window to rear







### **Bathroom**

8'7" x 5'1" (2.62m x 1.57m)

Modern 3 piece white suite comprising panelled bath with shower above and shower screen, wash hand basin, w.c., window to rear

### **Lean To Porch**

Timber construction makes an ideal boot room and with door to garden

### **Outside**

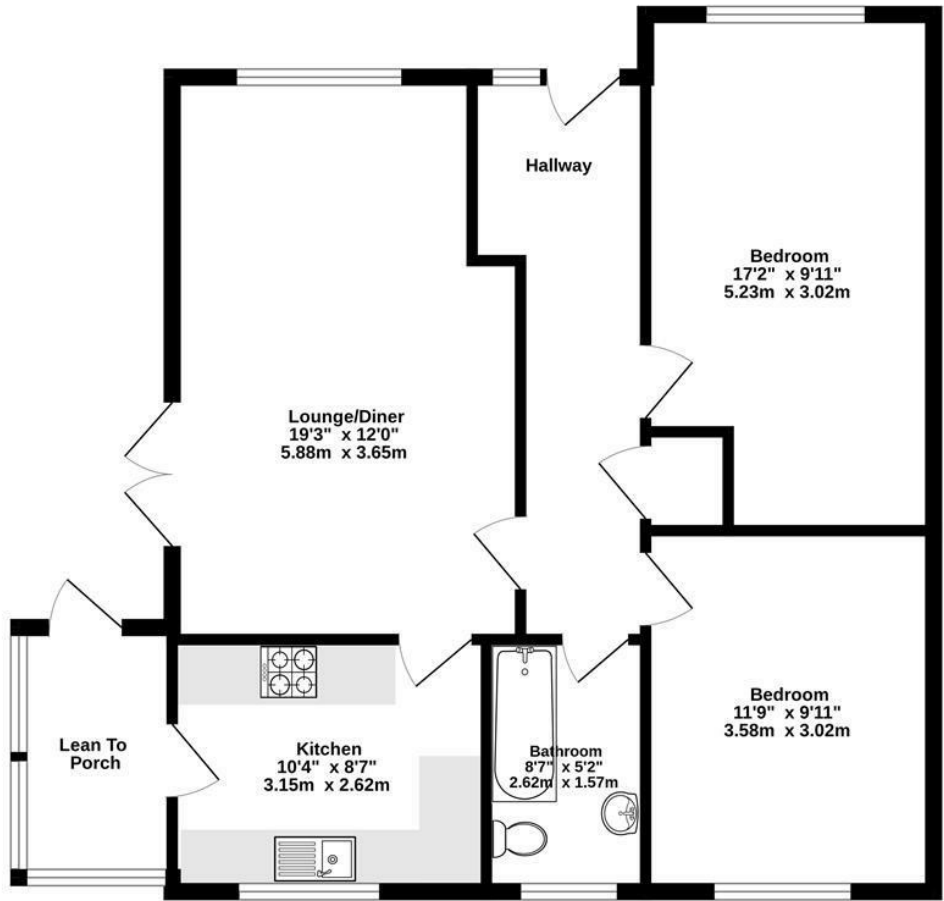
Front garden set to lawn. Long driveway leading to a single garage. Enclosed private lawned gardens to side and rear





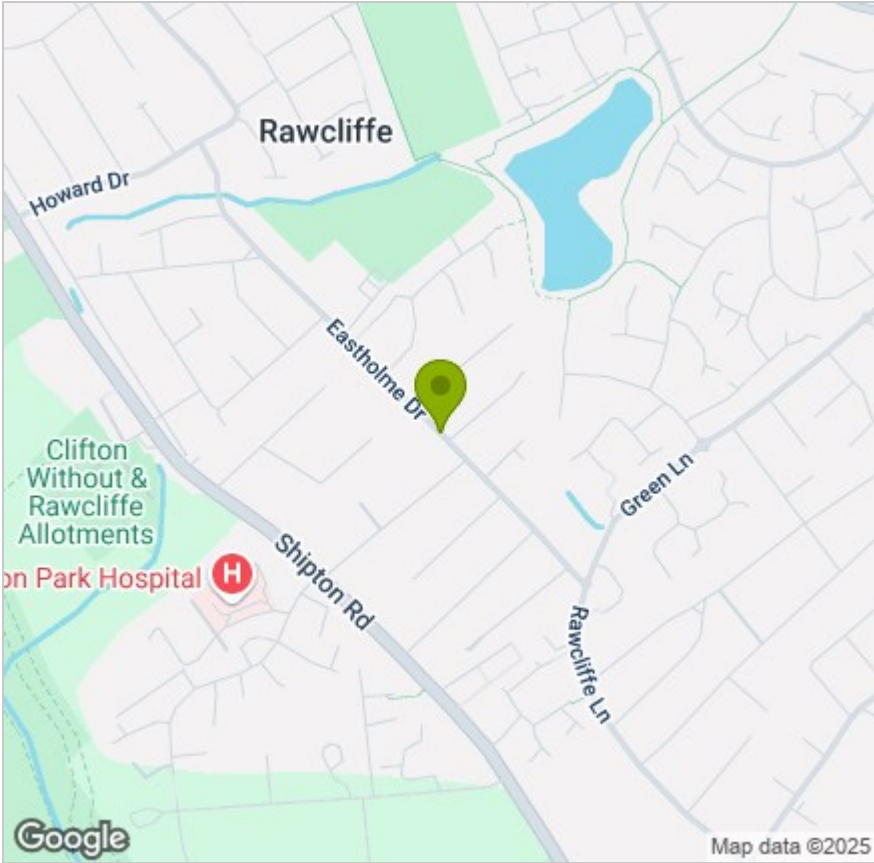
FLOOR PLAN

Ground Floor  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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 is 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.