

A 3 BEDROOM SEMI DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND SCHOOLS AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property is in good decorative order throughout benefitting from gas central heating and double glazing and comprises entrance hall, large living room, good sized fitted kitchen, inner hall, 3 good sized bedrooms, shower room/w.c. Front garden with driveway to a single garage. Enclosed lawned rear garden. NO ONWARD CHAIN!

#### **Entrance Hall**

**Living Room** 18'6" x 12'1" (5.64m x 3.68m)

**Kitchen** 12'2" x 9' (3.71m x 2.74m)

## **Store**

**Bedroom 1** 13'1" x 10' (3.99m x 3.05m)

**Bedroom 2** 11'1 x 9'8" (3.38m x 2.95m)

**Bedroom 3** 9' x 7'8" (2.74m x 2.34m)

#### **Bathroom**

# **Single Garage**

# Loft space

To note: there is a large loft space with potential to convert to living space - subject to planning permission



















### **FLOOR PLAN LOCATION** Ground Floor 799 sq.ft. (74.2 sq.m.) approx. Rawcliffe Kitchen 12'2" x 9'0" plus recess 3.71m x 2.74m plus recess Living Room 18'6" x 12'1" 5.64m x 3.68m Clifton Vithout & Bedroom 3 Rawcliffe 9'0" x 7'8" 2.74m x 2.34m llotments Store Hall Bathroom 0 **Google** Map data @2025 **Energy Efficiency Rating** Bedroom 1 Potential 13'1" x 10'0" Very energy efficient - lower running costs 3.99m x 3.05m Bedroom 2 **EPC** 11'1" x 9'8" (92 plus) A 3.38m x 2.95m (69-80) 70 D 62 (55-68) (39-54)

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.

TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other term are approximate and on supportable able to see years, and any other term are approximate and on supportable able to see years, prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

As does with Meroport. 20255

(21-38)

Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC