



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**2 BED SEMI DETACHED BUNGALOW \*\*\* WELL PRESENTED THROUGHOUT \*\*\* UPDATED BATHROOM & KITCHEN \*\*\* UPDATED CONSERVATORY WITH GUARDIAN ROOF \*\*\* CUL DE SAC CORNER PLOT \*\*\*** Situated in a cul-de-sac location is this well presented two bedroom semi detached bungalow which sits on a generous corner plot boasting gardens to three elevations. Externally this home also offers off street parking and a detached garage. Viewings are highly recommended to appreciate what this home has to offer. EPC Rating: D, Council Tax Band: B

- Well Presented Two Bedroom Semi Detached Bungalow
- Detached Garage
- EPC Rating: D
- Cul-de-sac Location
- Generously Sized Corner Plot
- Council Tax Band: B
- Driveway Parking
- Established Gardens

## Property Description

The property is accessed from the fully glazed entrance porch to the side elevation. On entering the porch there is a further upvc-glazed door into the kitchen.

The modern kitchen is equipped with a variety of fitted wall and base units, enhanced by sleek quartz countertops. It features a sunken stainless steel sink with a mixer tap and a range of integrated appliances, including a fridge freezer, eye-level combi microwave/oven with grill, an additional main oven with grill, a 4-ring gas hob with an extractor hood, and a washing machine. A window on the front elevation provides natural light, while a UPVC glazed door leads to the entrance porch and a timber glazed door opens into the inner hall. The space also includes a centrally heated radiator.

The inner hall connects the kitchen, dining lounge, bathroom, and two bedrooms. A loft hatch, fitted with a drop-down ladder, offers access to a partially boarded loft space.

Situated at the front elevation, the dining lounge is accessed from the inner hall and provides ample space for both living and dining furniture. It features an electric fire set within a surround, a television point, a central heating radiator, and a window to the front.

The bathroom, also accessed from the inner hall, is currently fitted with a walk-in bath that has a shower above and a glass screen, a hand wash basin set in a vanity unit, a toilet, an electric heated towel ladder, and an opaque window on the side elevation.

Both bedrooms are located at the rear of the property. The main bedroom features a range of fitted wardrobes, an electric wall-mounted heater, and a window looking into the conservatory. The second bedroom, currently used as a study, provides access to the conservatory through a UPVC door and is equipped with an electric wall-mounted heater and a telephone point.

The conservatory, positioned at the rear elevation, features tiled flooring, glazed French doors leading into the garden, and a Guardian roof.

Externally, the front of the property offers a Marshall brick-paved driveway for off-street parking, leading to the detached garage. The single, brick-built detached garage is accessed from the front driveway and includes an electric roller door, windows on two sides, a side door, and is equipped with power and lighting. Also to the front is a lawn and an established flower border.

Additional gardens can be found to the side and rear. The side garden includes a shed, greenhouse, bin store, and an outside tap. The rear garden is a well-established, southwest-facing enclosed space featuring a lawn, flowering and herbaceous borders, a small pond, a timber garden room, and an Indian sandstone-paved seating area.

## Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

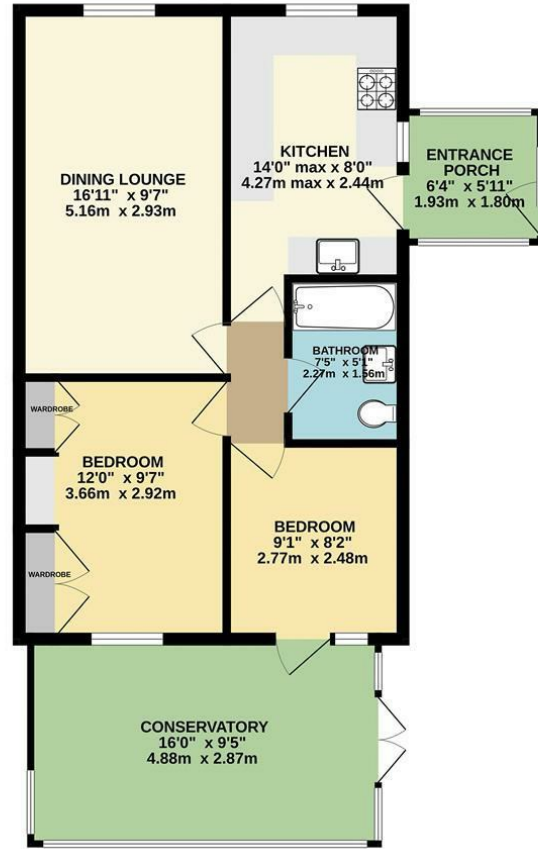




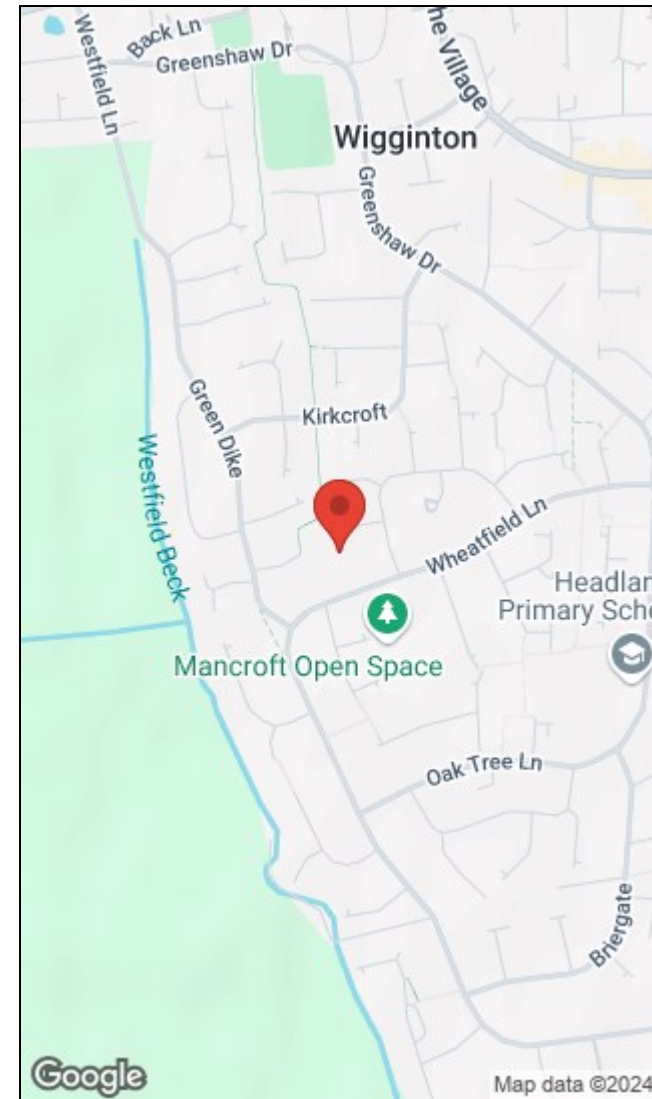




GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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.  
Made with Metropix ©2024.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555  
ian.dunlop@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.