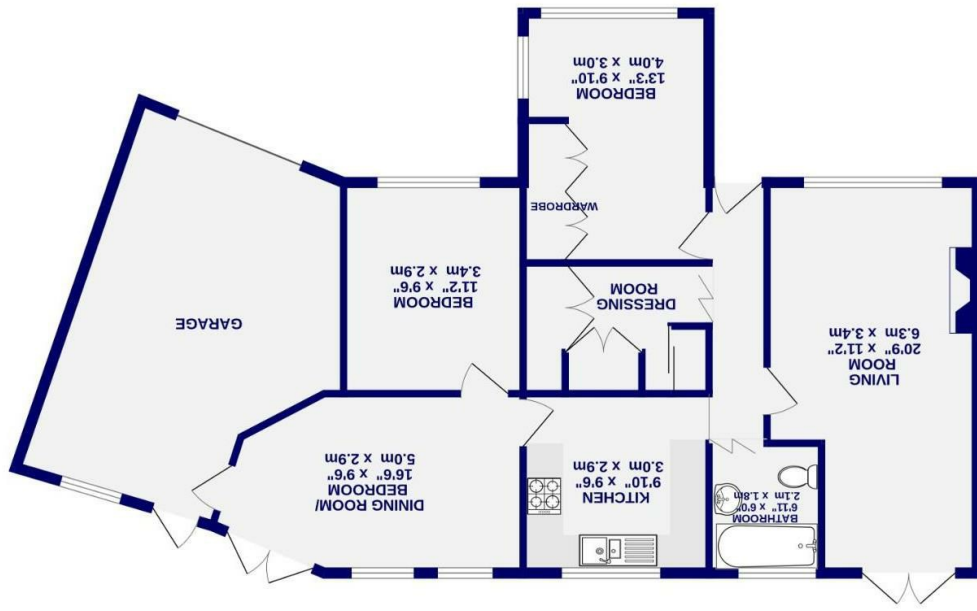


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Hazel Garth , York YO31 1HR

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Three Bedroom
- Driveway & Garage
- Large Corner Plot
- Extended
- Sought After Location
- EPC - D



GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.

What is shown has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas and no responsibility is taken for any errors or omissions. The floor is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Hazel Garth , York YO31 1HR

£290,000



This extended three bedroom, semi-detached bungalow is situated on a spacious plot in the quiet cul-de-sac of Hazel Garth, conveniently located a short walk from Stockton Lane. The property enjoys easy access to the amenities of both Heworth and Burnholme.

The accommodation in brief; a central hallway leads to the front bedroom, featuring dual aspect windows, ensuring ample natural light, and is equipped with fitted wardrobes for efficient storage.

Originally a bedroom, the central dressing room has been converted into a functional space for dressing and storage.

The kitchen boasts a modern design with oak effect units and marble effect worktops, and includes a range of integrated appliances for convenience. The living room is spacious, with a feature fireplace adding a cosy touch, and French doors that open onto the rear garden. The family bathroom comprises a three-piece suite in white.

The property has been extended to include a second bedroom, providing additional sleeping space, and a large dining room or third bedroom that offers flexible use as a dining area or extra bedroom.

There is also a large integral garage providing substantial storage or parking space.

Externally, the front garden and driveway provide off-street parking. The North West facing rear garden is landscaped and designed for low maintenance, offering a tranquil and relaxing outdoor space.

This property combines modern amenities with thoughtful extensions, making it a versatile and appealing home.

Council Tax Band- C

