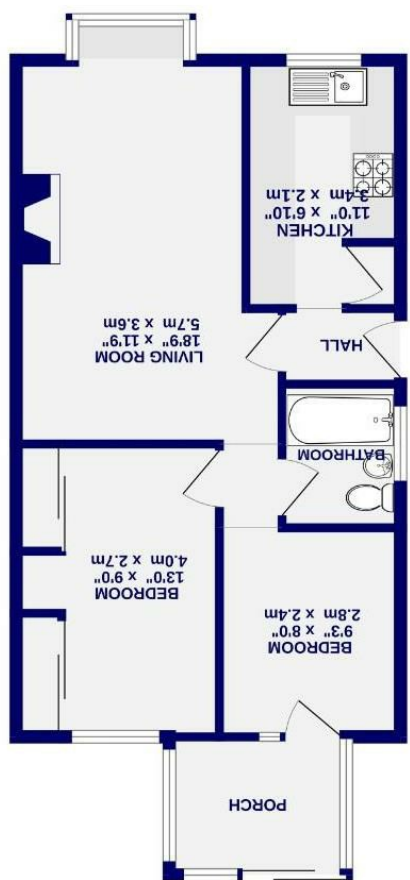


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and floor areas are approximate. It should be noted that the dimensions and area of the rooms are for information only and should not be used as a basis for any purchase agreement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with Magicplan 2022.



GROUND FLOOR
559 sq ft. (51.9 sq m.) approx.

- No Onward Chain
 - Semi-Detached Bungalow
 - Two Bedrooms
 - Off Street Parking
 - Large Garage
 - EPC - C
- Freehold
Council Tax Band - C
- # Barden Court , York YO30 5ZJ



Barden Court , York YO30 5ZJ

£240,000



A fantastic opportunity to acquire a two-bedroom semi-detached bungalow located in the sought-after area of Rawcliffe, just north of York, offered with no onward chain.

The home features an entrance hall that leads directly into a generous living room, where light floods in through the large front window. Adjacent to the living room is a well-appointed kitchen, equipped with multiple wall and base units offering ample storage and space for freestanding appliances. A secondary hallway accessed from the living room connects to two double bedrooms and a three-piece bathroom. The master bedroom has ample built in storage space and the second bedroom opens into a purpose built conservatory, which offers a view of the rear garden.

Externally, the property boasts a neatly kept external area, driveway parking available at the side, and a larger than most garage. The rear garden is a low maintenance patio area with a summer house at the rear of the garden.

This delightful bungalow is positioned in a highly desirable residential area, sure to be popular with its availability as a "blank canvas". A viewing is strongly recommended to fully appreciate what this property has to offer.

Council Tax Band- C

