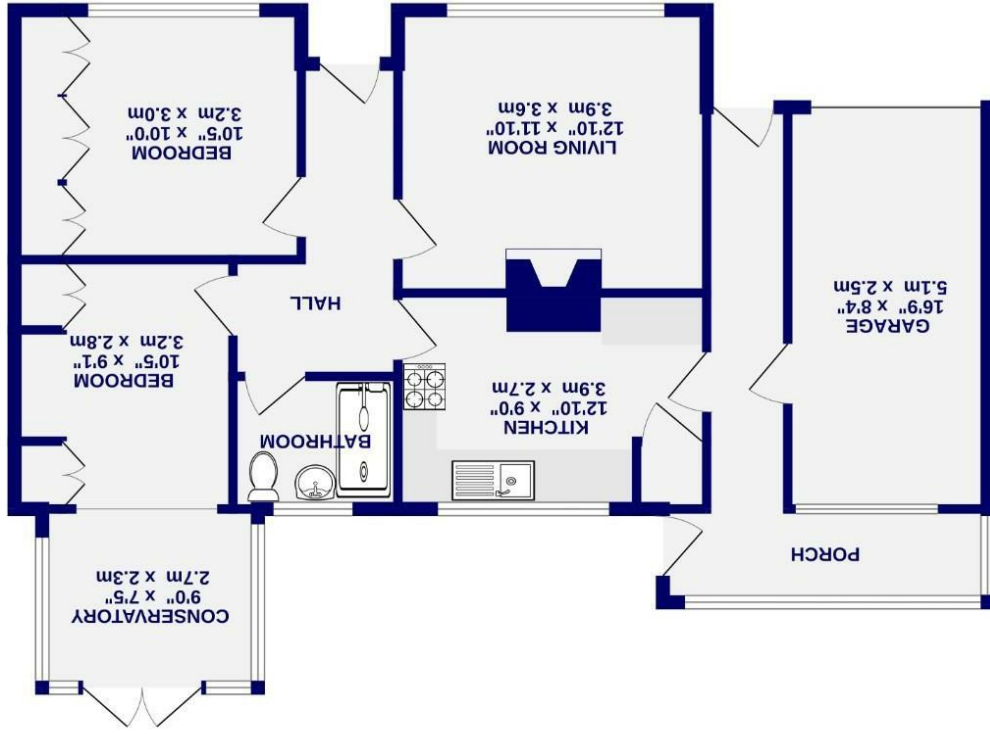


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- EPC - D
 - Appletree Village
 - Extensive Driveway
 - Established Gardens
 - Immaculately Presented
 - Cul-De-Sac
 - Corner Plot
 - Two Bedrooms
 - Detached Bungalow
- Freehold
Council Tax Band - D

Cherry Garth
York
YO31 0PA



GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.
 Measurements are taken to the face of the walls, unless otherwise stated.
 The area of the garden is not included in the above measurements.
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Cherry Garth

York

YO31 0PA

£385,000



Nestled in a cul-de-sac in the prominent and sought after Appletree village area of York, just off Stockton Lane, is this exceptional two bedroom bungalow. Positioned near Heworth village, Osbaldwick, and a variety of local amenities, including Vanguard retail park. Access to the city centre, local medical facilities and Hempland Primary School are close by. The home is conveniently placed for swift access to the A64 and York ring road for further afield travel.

This beloved, immaculately presented and well maintained bungalow has a light and airy spacious entrance hall leading to generously sized living room bathed in natural daylight from the window, creating a peaceful and tranquil ambience, overlooking the front garden of the property. Into the kitchen from the entrance hall, which has an array of white wall and base units for ample storage. The complimenting worktops offer more than sufficient preparation space for meals and a handy folding table top for dining is available. The internal garage and garden can be accessed from the kitchen too. An additional office with views of the garden is tucked away at the rear of the property.

From the entrance hall are the two double bedrooms. The primary bedroom is to the front of the residence with a large window inviting the natural daylight to filter into the room. Fitted wardrobes offer a sizable amount of storage. The second double bedroom is to the rear of the property and benefits from a lovely sunny conservatory. There is also the option of converting the very spacious loft to provide an additional bedroom/s as has been done to other houses in the vicinity (STPP).

Externally to the front of the front is a manicured landscaped garden with parking for multiple cars. To the rear is a well maintained and established garden with several, separate sunny and shaded nooks to enjoy the peace and quiet with a morning coffee or family entertaining. A handy solid built workshop/shed is hidden to the side of the property.

