

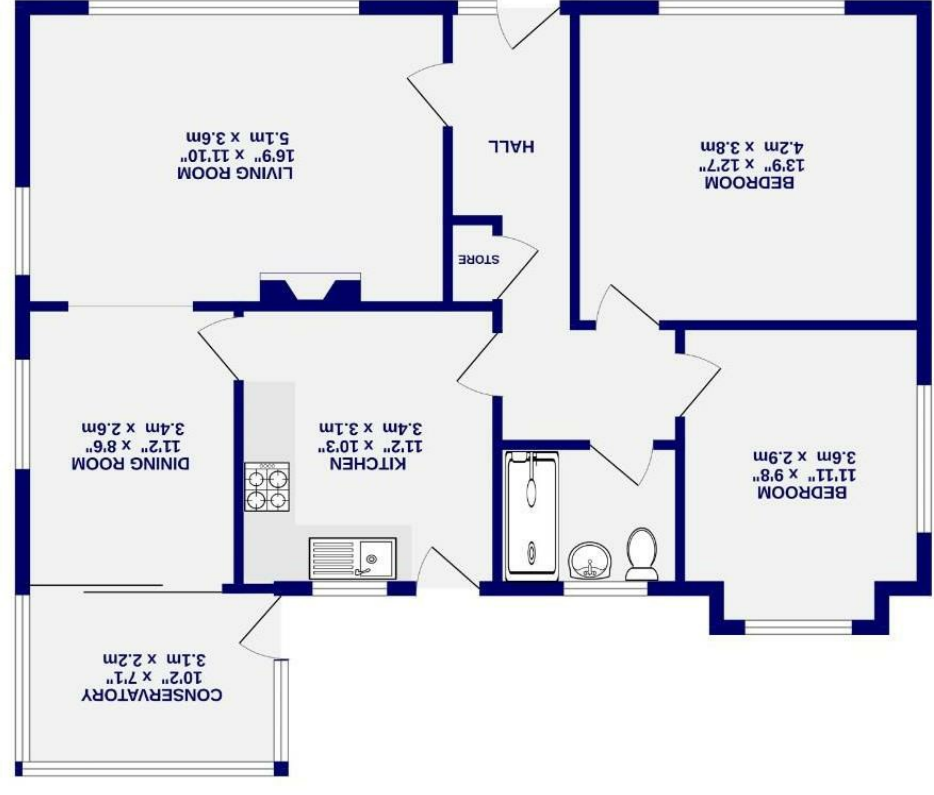
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 895 sq. ft. (83.2 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and other areas and appliances shown here and there and the quantities as to their quantity.
 Measurements are given in feet and inches and should be used as such for all purposes. The vendor, agent, estate agent and any other person mentioned in these particulars is not responsible for any errors or omissions.

- EPC - E
- No Onward Chain
- Popular Residential Setting
- Private Nature
- Garage & Driveway
- Open Plan Reception Space
- Two Bedrooms
- Detached Bungalow

Freehold
 Council Tax Band - D

Meadlands , York YO31 0NS



GROUND FLOOR
 895 sq.ft. (83.2 sq.m.) approx.



Meadlands

, York

YO31 0NS

£400,000



Located in the popular residential area of Appletree Village, which is situated to the east of York and within proximity of amenities, schools and bus connections to York city centre and train station, is this detached bungalow. A much loved home for many years, this property has been well maintained throughout, yet offers great potential for further extension and development, subject to the relevant planning permissions.

Internally the property offers an entrance hall that provides access to the open plan reception room with windows across three aspects. Bright and airy, this room is large enough for a range of furniture. Set to the rear the sunny conservatory that overlooks the rear garden. A kitchen offers a range of wall and base units, allowing for plenty of storage, as well as some integrated appliances. Finally, the rest of the property comprises two double bedrooms, a modern shower room and plenty of built in storage.

Set on a generous corner plot, this property offers a low maintenance garden with patio and lawn spaces, all enclosed by fence boundaries. Additional gardens wrap round the front and side, and offer well maintained lawn, hedge boundaries for privacy and mature flowerbeds. A single detached garage sits perpendicular to the bungalow, with a driveway positioned to the front.

Offered with no onward chain, early viewing of this substantial bungalow is highly recommended.

Council Tax Band- D

