

property on behalf of the vendor.

Whist every effort has been made to ensure the accuracy of the information, manufacturers of ovens and any other equipment used in conjunction with the oven are not liable for any damage or injury resulting from the use of this oven. Total Floor Clock: 1314 ds 1311 ds approx  
Dimensions: 1314 ds 1311 ds approx  
Appliance dimensions shown here are not exact and are given as a guide only.  
Illustrations and photographs shown here are not exact and are given as a guide only.  
Appliance parts and accessories should be used in accordance with the instructions given in the accompanying literature. The manufacturer and distributor are not liable for any damage or injury resulting from the use of parts and accessories which do not conform to the instructions given in the accompanying literature.

- Council Tax Band - D
- Freehold
- Semi Detached Dormer Bungalow
- Three / Four Bedrooms
- Two Bathrooms
- Generous Corner Plot
- Convenient Location
- Driveway Parking
- No Onward Chain
- EPC D

Sussex Road Badger Hill, York YO10 5HX

950 sq. ft. (88.2 sq.m.) approx.  
GRUNDFLOOR  
1ST FLOOR  
365 sq. ft. (33.9 sq.m.) approx.

The floor plan illustrates a house layout with the following dimensions and room labels:

- Bedroom:** 5.5m x 3.2m (18'2" x 10'5")
- Bathroom:** 4.5m x 2.9m (14'8" x 9'7")
- Bedroom:** 3.1m x 2.7m (10'2" x 8'9")
- Conservatory:** 4.2m x 2.6m (13'7" x 8'6")
- Bedroom:** 4.5m x 2.9m (14'10" x 9'6")
- Kitchen/Diner:** 6.8m x 2.6m (22'3" x 8'6")
- Living Room:** 3.9m x 3.5m (12'10" x 11'7")
- Hall:** (Central area)
- Bathroom:** 5.3m x 3.5m (17'6" x 11'7")
- Bedroom:** (Large room on the right)

Arrows indicate the direction of stairs: "UP" and "DOWN".



Sussex Road  
Badger Hill, York  
YO10 5HX

£375,000

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Located in the highly sought after residential area of Badger Hill, to the south east of York city centre, is this well maintained and spacious three/four bedroom dormer bungalow occupying a generous corner plot. Within comfortable walking distance of the University of York and a range of local amenities, this property would make an excellent family home or a strong investment opportunity.

Internally, the property offers bright and versatile accommodation throughout. The welcoming living room is filled with natural light and leads to another room which could be utilised as a bedroom or extra reception space. To the rear, a delightful conservatory with underfloor heating provides an additional reception space overlooking the garden. The kitchen is well proportioned and thoughtfully designed, featuring integrated appliances along with a central island and breakfast bar. Two double bedrooms are located on the ground floor, one of which benefits from an en suite, while the first floor is dedicated to a generous primary bedroom. Completing the accommodation is a superb four-piece family bathroom, finished to a good standard.

Externally, the property enjoys well maintained and easy to manage patio gardens that wrap around the home, along with a decked seating area ideal for outdoor dining. Parking is conveniently located to the rear. Sussex Road is a popular and well connected location, offering easy access to local shops, eateries and amenities, the University of York, and the city centre, making this a highly appealing home for a wide range of buyers. Offered no onward chain.

Council Tax Band D

