



## Gorse Paddock, York, YO31 9EW

- Two Bedroom Semi-Detached Bungalow
- Spacious Bay-Fronted Lounge
- Popular Residential Location
- Driveway And Detached Garage
- Enclosed Rear Garden
- Council Tax Band C

**£245,000**



# Gorse Paddock, York, YO31 9EW

## DESCRIPTION

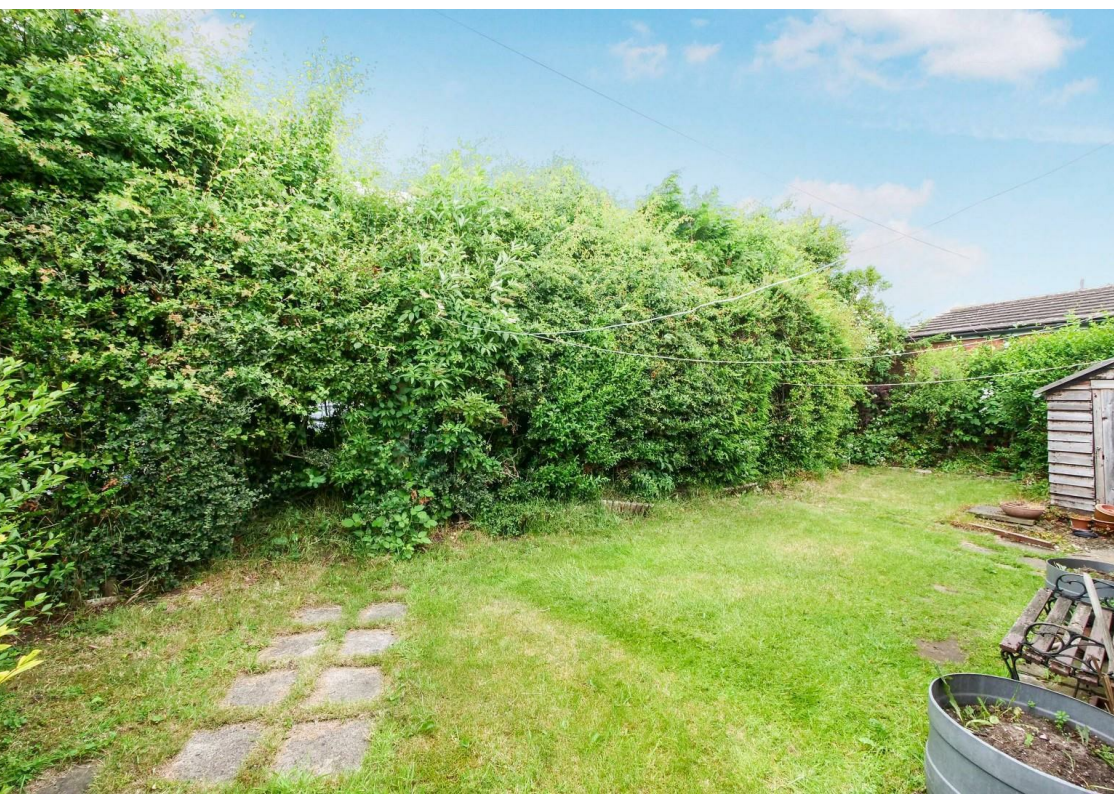
Situated within the popular residential area of Huntington, this well-proportioned two-bedroom semi-detached bungalow offers comfortable accommodation throughout, together with a driveway, garage and an enclosed rear garden.

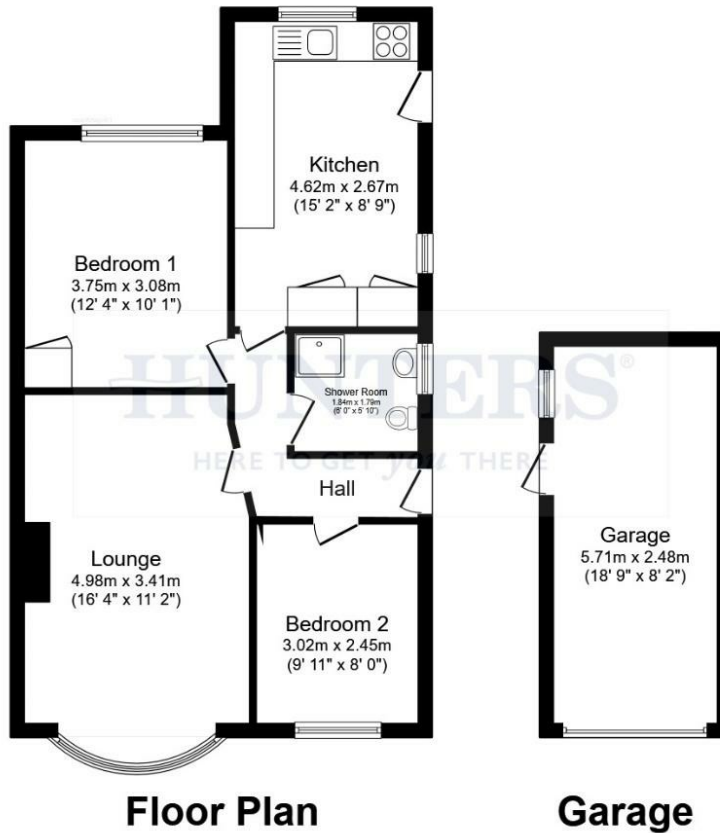
The property is entered via a central hallway providing access to all principal rooms. To the front is a spacious lounge featuring a bay window overlooking the front garden, creating a bright and welcoming living space. The kitchen is fitted with a range of wall and base units, generous worktop space and access to both the side of the property and the rear garden.

There are two bedrooms, including a generous principal bedroom overlooking the garden, and a second bedroom ideal as a guest room, study or hobby room. The accommodation is completed by a shower room fitted with a shower enclosure, wash hand basin and WC.

Externally, the property benefits from a lawned front garden and a driveway providing off-street parking, leading to a detached garage. To the rear is an enclosed garden, predominantly laid to lawn with mature hedged boundaries offering a good degree of privacy.







Total floor area 72.9 m<sup>2</sup> (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.