







Elmpark Way, York
£375,000

A beautifully renovated and extended three-bedroom semi-detached bungalow in the popular area of Heworth. The property benefits from a fantastic extended kitchen dining space with bi-fold doors, a separate living room with log burner, three good-sized bedrooms and a modern bathroom. Externally, there is a well-maintained rear garden with patio and barbecue area, along with a double drive way. A fantastic home finished to a high standard throughout.











This impressive three-bedroom extended semi-detached bungalow has been renovated throughout and finished to an excellent standard. The property offers a fantastic combination of modern living and character features, making it an ideal home for a range of buyers.

A particular highlight is the extended kitchen and dining space, which has been fitted with a modern range of units and integrated appliances. The exposed brick walls add a lovely touch of character, while the bi-fold doors allow plenty of natural light into the room and provide direct access to the rear garden. A great space for both dining and entertaining, making this a love area for everyday family life.

The separate living room provides a warm and comfortable space, featuring a log-burning stove and attractive herringbone flooring, creating a lovely room to relax and unwind.

The property offers three great-sized bedrooms, all providing plenty of space. The modern family bathroom has been finished to a high standard.

A further feature is the useful loft room, which is currently used as a home office. This provides an ideal space for working from home or could be used for a variety of other purposes.

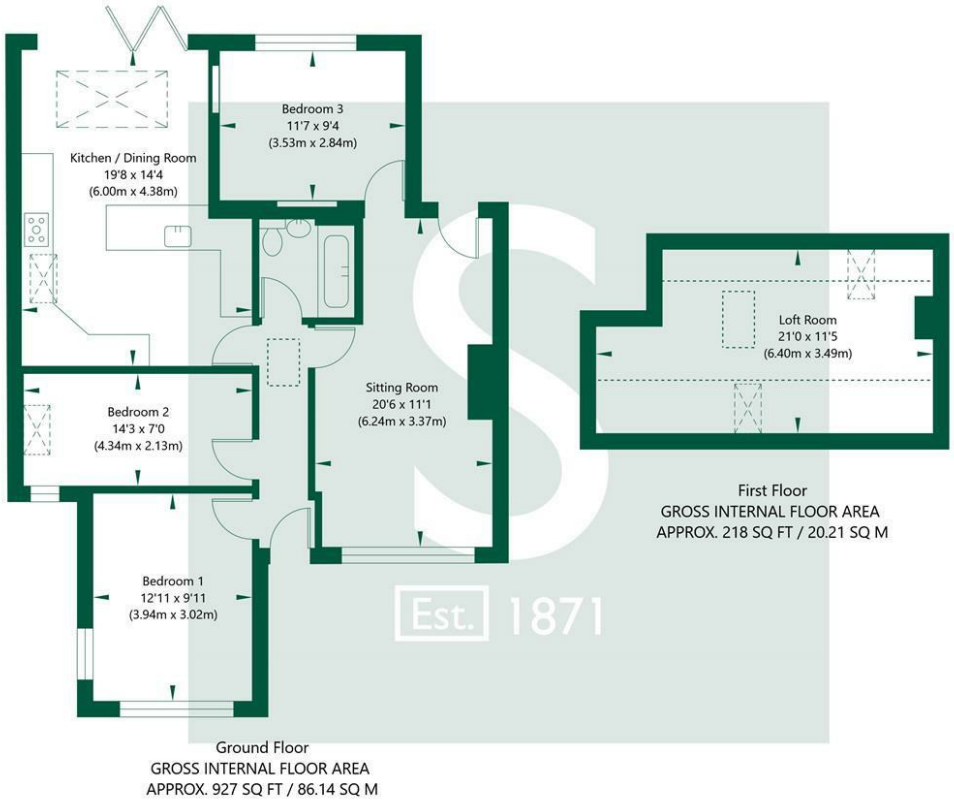
Externally, the property benefits from a well-maintained and good-sized rear garden, with a combination of lawn and paved patio areas. The patio provides a great space for outdoor dining, while the barbecue area is ideal for entertaining during the warmer months.

The home further benefits include a driveway providing off-road parking and a timber shed for additional outdoor storage.

Heworth is a popular residential area to the east of York, offering a good range of local shops, cafés, schools and everyday amenities. The area also provides convenient access to York city centre, together with good road links to the A64 and surrounding areas. Its location makes it a popular choice for families and professionals alike.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

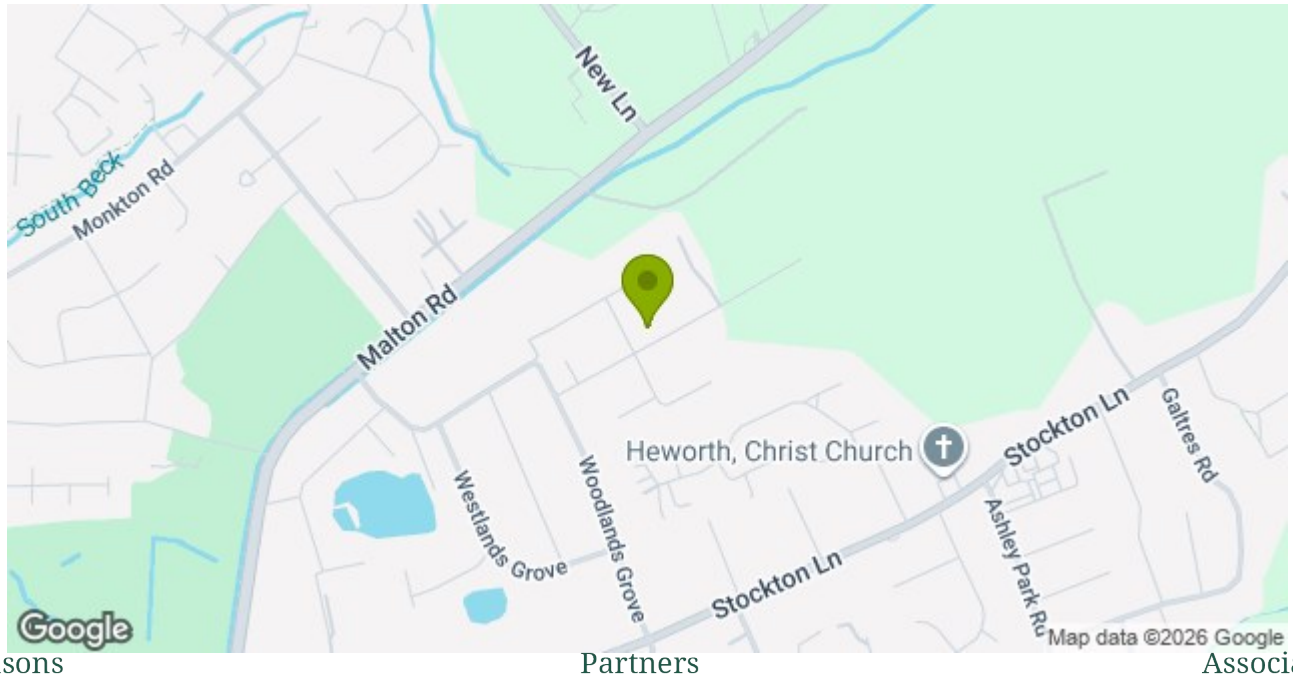
Elmpark Way , York, YO31 1DX



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 218 SQ FT / 20.21 SQ M

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 927 SQ FT / 86.14 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1145 SQ FT / 106.35 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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