

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

9 Crossways Badger Hill

York, YO10 5JH

Guide Price £290,000

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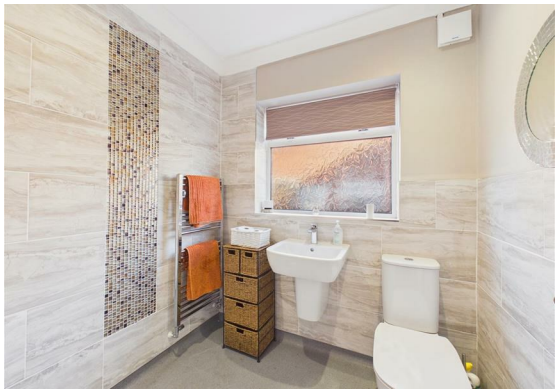
NO ONWARD CHAIN! A FANTASTIC opportunity to purchase this well-presented TWO BEDROOM semi-detached bungalow in the highly sought-after area of BADGER HILL. Ideally located close to shops, schools, local amenities, the University of York and excellent transport links. This WELL-CARED-FOR home is READY TO MOVE INTO and benefits from uPVC double glazing and gas central heating. Internally, the accommodation comprises a fitted kitchen, spacious 15' lounge/dining room, inner hallway, two double bedrooms, a conservatory overlooking the garden and a fabulous three piece wet room style shower room. Externally, there is a front driveway providing AMPLE OFF-STREET PARKING, secure side gates leading to a SINGLE DETACHED GARAGE, and a lovely rear garden featuring patio and lawn areas, a nature pond, raised vegetable beds and a greenhouse. AN ACCOMPANIED VIEWING IS HIGHLY RECOMMENDED to fully appreciate all this lovely home has to offer!







Kitchen
Entrance door, uPVC windows to front and side, fitted wall and base units, counter tops, one a half stainless steel sink with mixer tap, double eye level oven, electric hob, double panelled radiator, space for appliances, wall mounted gas combination boiler, power points, vinyl flooring.



Lounge/Dining Room
uPVC windows to front, double panelled radiator, electric fire with surround, TV point, power points, carpet.

Inner Hallway
Loft access, carpet.



Bedroom 1
uPVC window to rear, double panelled radiator, power points, carpet.

Bedroom 2
Sliding doors to conservatory, double panelled radiator, power points, carpet.









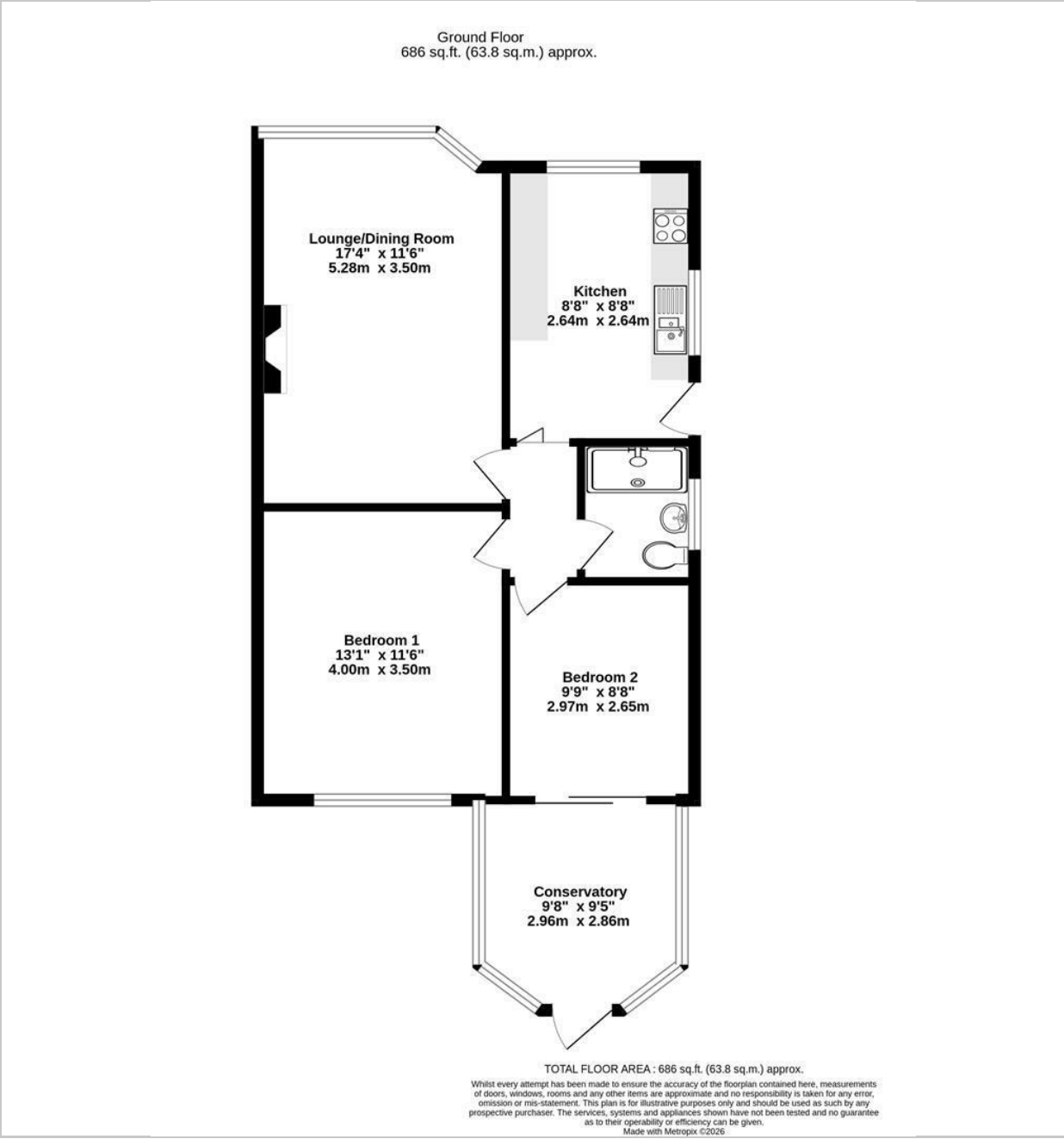
Conservatory
uPVC double glazing, glazed door to garden, double panelled radiator, power points, vinyl flooring.

Outside
Front gravelled driveway with low maintenance flower borders, secure gate to side, rear garden with patio and lawn areas, raised vegetable beds, mature trees and greenhouse.

Garage
Up and over door, side door, power and lighting.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

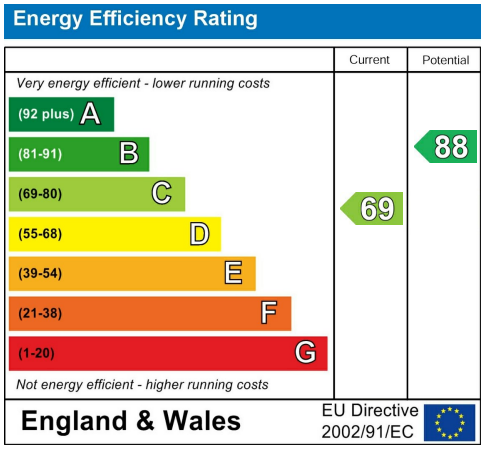
FLOOR PLAN



LOCATION



EPC



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