



33 Almsford Drive

York, YO26 5NR

Guide Price £375,000



A LARGE TRADITIONAL STYLE DETACHED BUNGALOW SET ON A CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS IN TO THE CITY CENTRE. The property has been extended to provide extremely spacious living accommodation comprising hallway, large living room with french doors to garden, separate dining room, breakfast kitchen, 2 bedrooms and bathroom/w.c., To the first floor is a studio room ideal as office/hobby room. Front garden with driveway to a detached brick garage. Good sized gardens to front, sides and rear.

Hallway

Entrance door, ceiling cornicing, dado rail. half panelled walls. Doors leading to

Dining Room

12'10 x 10'9 (3.91m x 3.28m)

Bay window to front, natural brick fireplace. Openings to

Lounge

19'10 x 18'3 (6.05m x 5.56m)

Fabulous large living room with bow window to front, staircase leading to studio and french doors to rear garden

Kitchen

10'9 x 9'4 (3.28m x 2.84m)

Window to rear, fitted base and wall units, work surfaces, recessed fire breast with range style stove. Door to garden

Bedroom 1

12'10 x 9'6 (3.91m x 2.90m)

Window to front, built in wardrobes

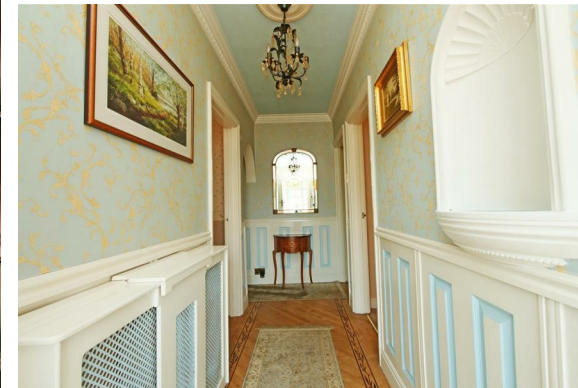
Bedroom 2

9'4 x 7'7 (2.84m x 2.31m)

Window to rear, built in wardrobes

Bathroom

Suite in white with panelled bath, wash hand basin and w.c., window to rear





First Floor Studio

15'8 x 7'10 (4.78m x 2.39m)

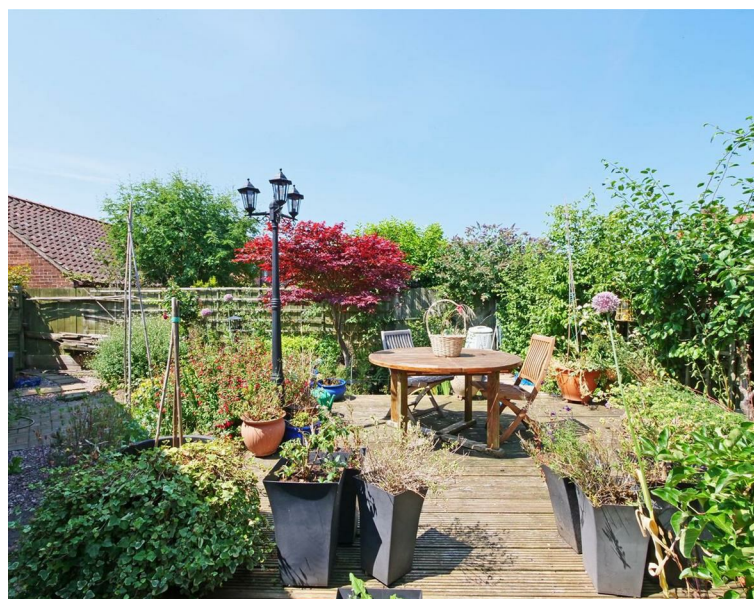
A good additional space. Although not to building regulations with slightly lower height the room is ideal as a home office, studio or occasional sleeping space.

Outside

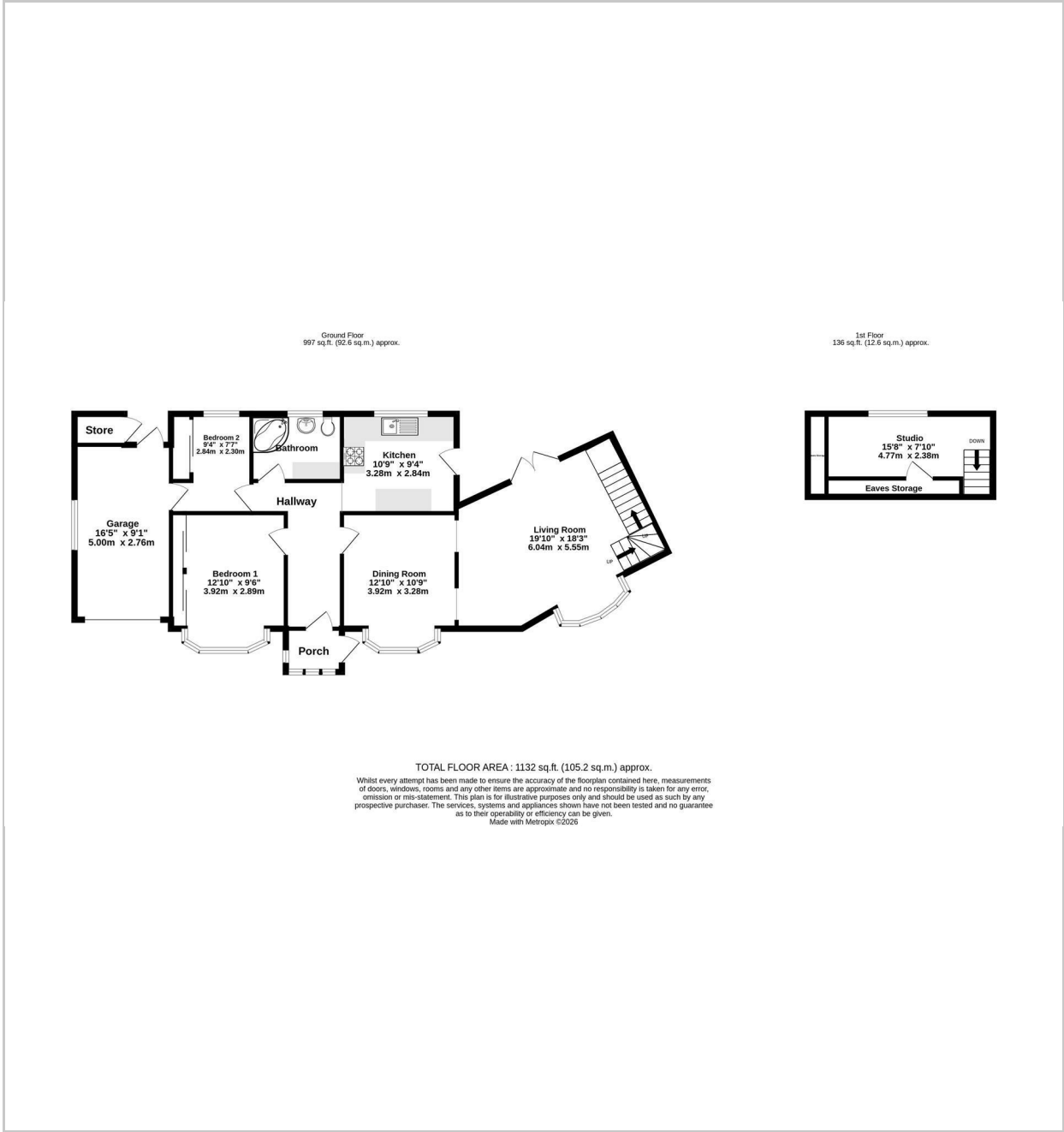
Large front garden area with flower borders, circular driveway, providing ample off-street parking and leads to a detached garage. Private rear garden low maintenance with patio areas, flower borders and garden pond.

Agents Note

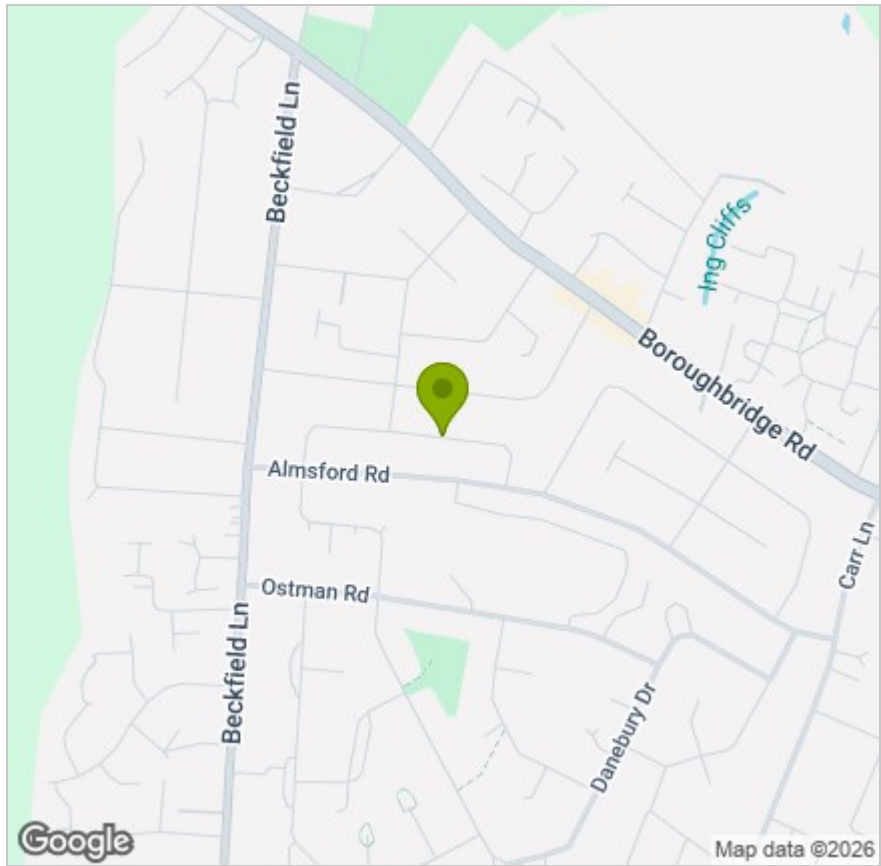
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



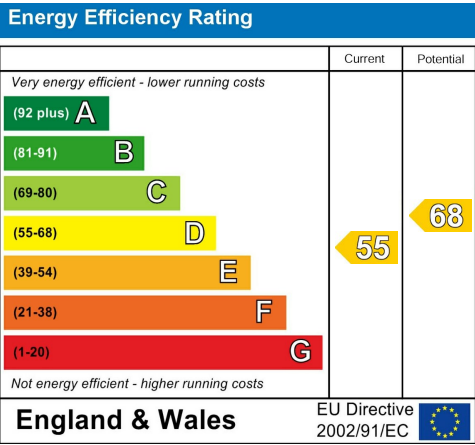
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.