

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

33 Almsford Drive

York, YO26 5NR

Guide Price £375,000

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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

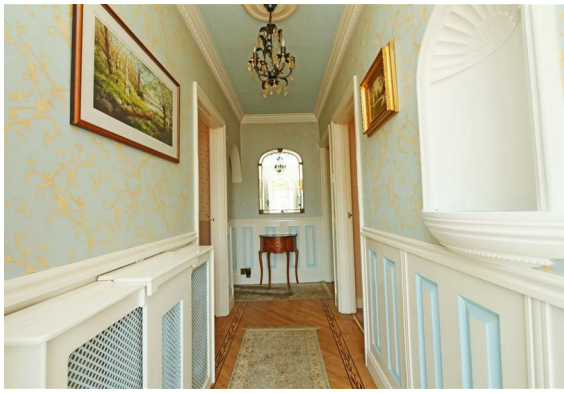
Bedroom 1
12'10 x 9'6 (3.91m x 2.90m)
Window to front, built in wardrobes

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







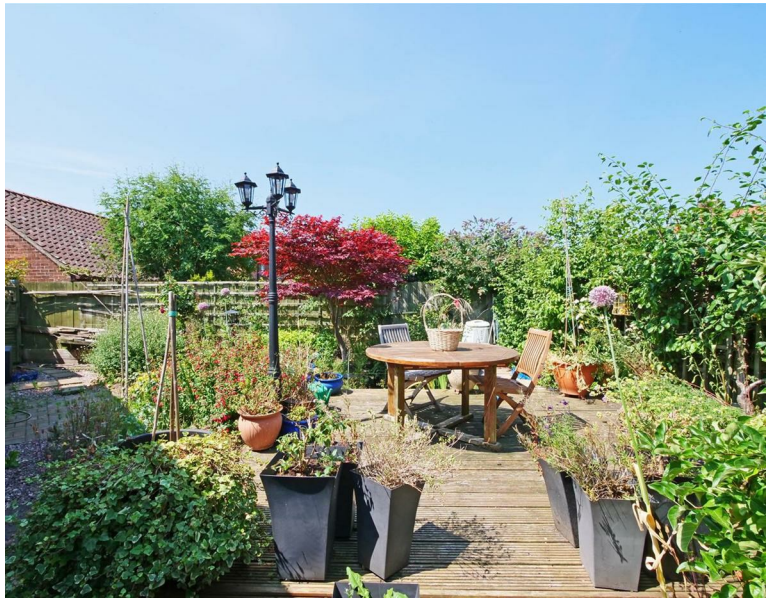












First Floor Studio

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.

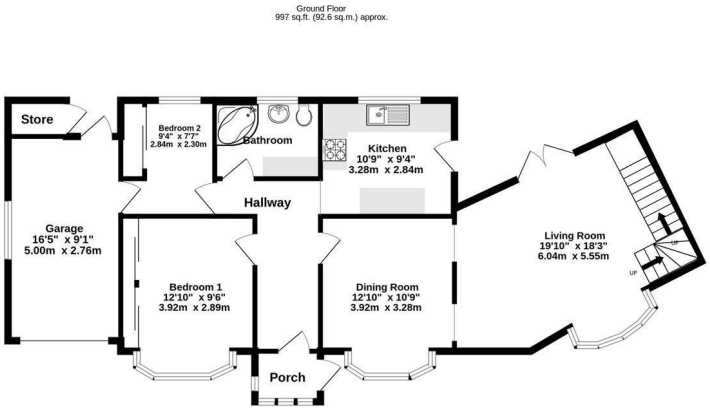
Outside

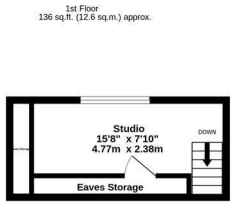
Large front garden area with flower borders, circular driveway, providing ample off-street parking and leads to a detached garage. Private rear garden low maintenance with patio areas, flower borders and garden pond.

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

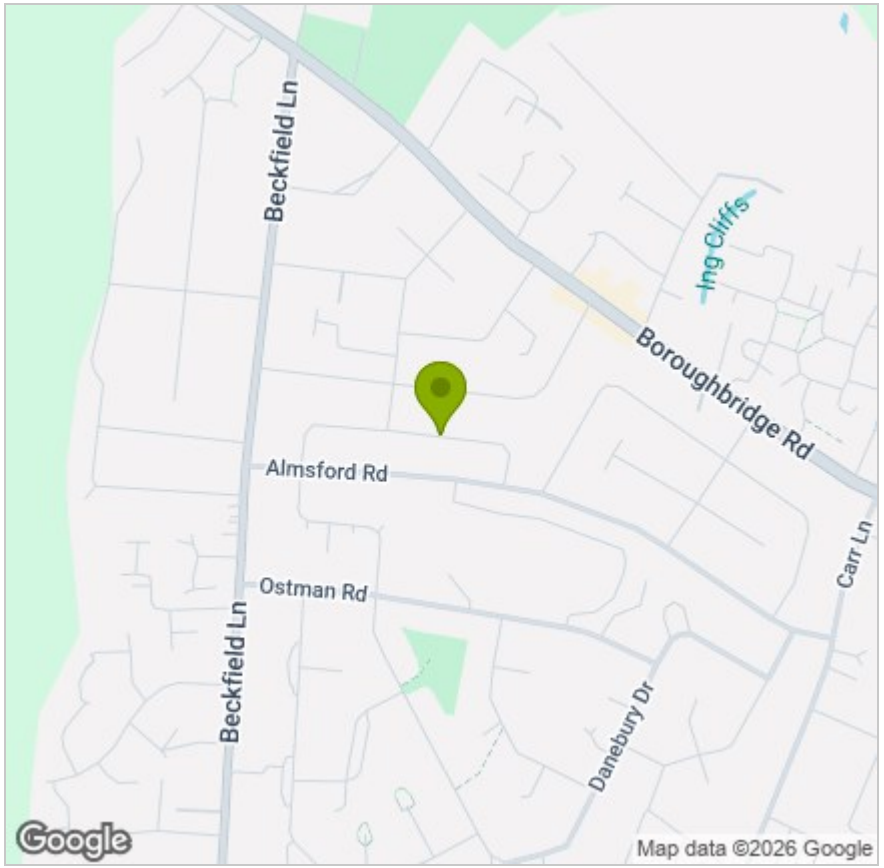




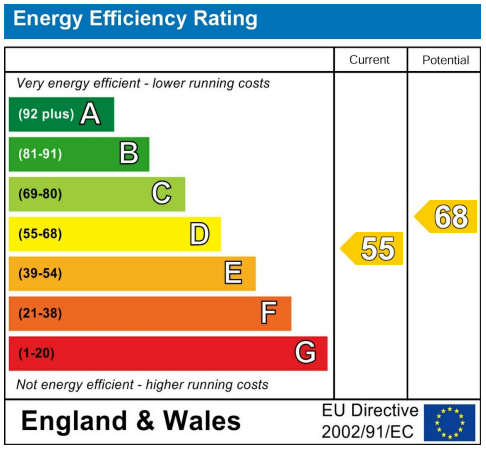
TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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