







Ryecroft Close, York, YO31 1HY

- Beautifully Presented Semi-Detached Bungalow
- Two Good-Sized Bedrooms
- Attractive Gardens And Detached Garage
- Council Tax Band - C
- Sought-After Stockton Lane Location
- Spacious Living Room And Conservatory
- EPC - C

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£280,000

Ryecroft Close, , York, YO31 1HY

DESCRIPTION

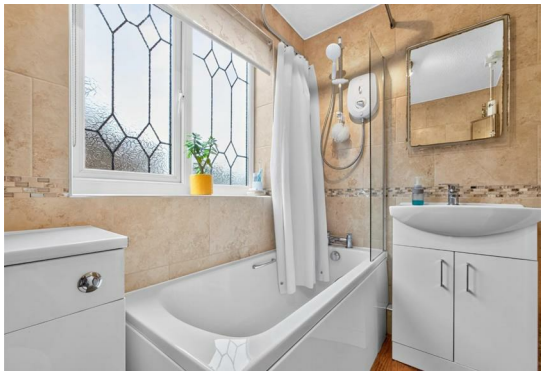
A beautifully presented two bedroom semi-detached bungalow, situated in a quiet cul-de-sac just off Stockton Lane, in one of York's most sought-after residential locations. Offering spacious accommodation, a delightful conservatory, attractive gardens and a detached garage, this lovely home is sure to appeal to a range of buyers.

The accommodation briefly comprises an entrance hall, a spacious living room with a feature fireplace and a large bay window allowing plenty of natural light, and a modern fitted kitchen with a range of wall and base units, integrated appliances and ample worktop space. To the rear of the property is an impressive conservatory, providing an additional reception area with lovely views over the garden and French doors opening onto the patio.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a modern bathroom fitted with a white suite and shower over the bath. The property has been beautifully maintained throughout and offers accommodation ready for a new owner to move straight into.

Externally, the property benefits from an attractive, low-maintenance front garden and a driveway providing off-street parking and access to a detached garage. To the rear is a lovely enclosed garden, mainly laid to lawn with established planted borders and a generous paved patio, ideal for outdoor dining and entertaining.







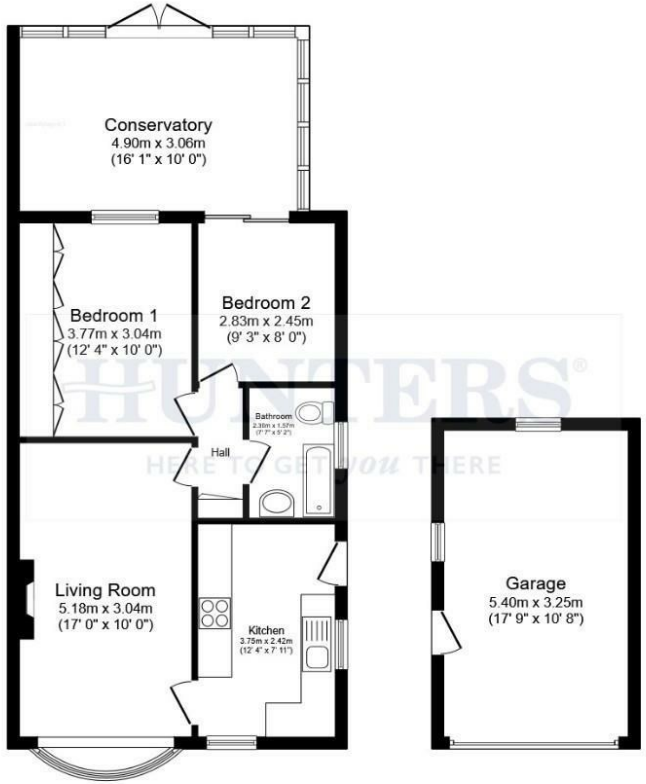












Floor Plan **Garage**

Total floor area 85.0 m² (914 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

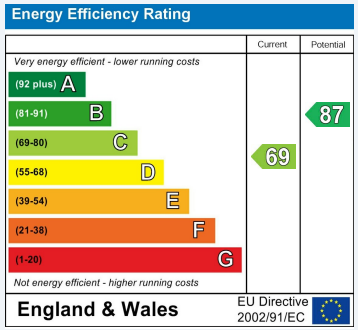
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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