



22 Lindale
York, YO24 2SR

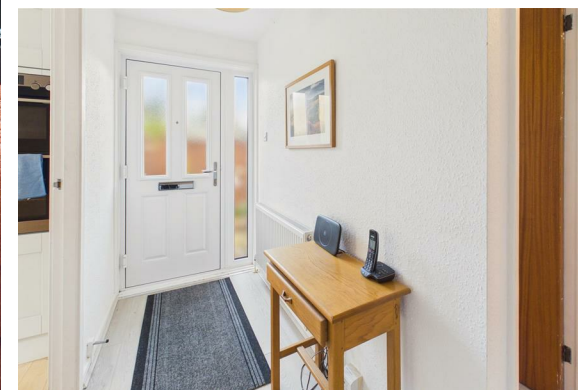
Guide Price £285,000



NO ONWARD CHAIN - A two double bedroom detached bungalow with front and rear gardens in this sought-after residential area. This popular cul-de-sac in Woodthorpe is conveniently located for shops, parks and amenities as well as being a short drive, or bus, into York city centre and to the outer ring road. Benefitting from uPVC double glazing throughout as well as gas central heating the well-cared for living accommodation comprises; entrance hallway with storage cupboards, fitted kitchen, bright and airy lounge/dining room with bay window, two double bedrooms, bathroom and separate WC. To the outside are well tended gardens to front, side and rear with paved area and greenhouse and a single garage in the nearby block. An internal viewing of this impressive home is strongly recommended!

Entrance Hallway

Entrance door, storage cupboard, power points, double panelled radiator, luxury vinyl tiling.



Living Room

uPVC bay window to front, electric fire with surround, two radiators, TV point, power points, carpet.



Kitchen

uPVC window to front, fitted wall and base units, counter tops, inset stainless steel sink and draining board with mixer tap, built-in gas hob and electric oven, space and plumbing for appliances, wall mounted gas boiler, single panelled radiator, power points, luxury vinyl tiling.



Bedroom 1

uPVC window to rear, fitted wardrobes, single panelled radiator, power points, carpet.



Bedroom 2

uPVC window to rear, single panelled radiator, power points, carpet.



Bathroom

uPVC opaque window to side, panelled bath, pedestal wash hand basin, towel rail/radiator, luxury vinyl flooring.

WC

uPVC opaque to side, low level WC.

Outside

Front lawned garden with mature trees and shrubbery, gate to paved side courtyard with timber shed. Rear lawned garden with patio, greenhouse, lawn, mature trees and timber fence boundary.

Single Garage

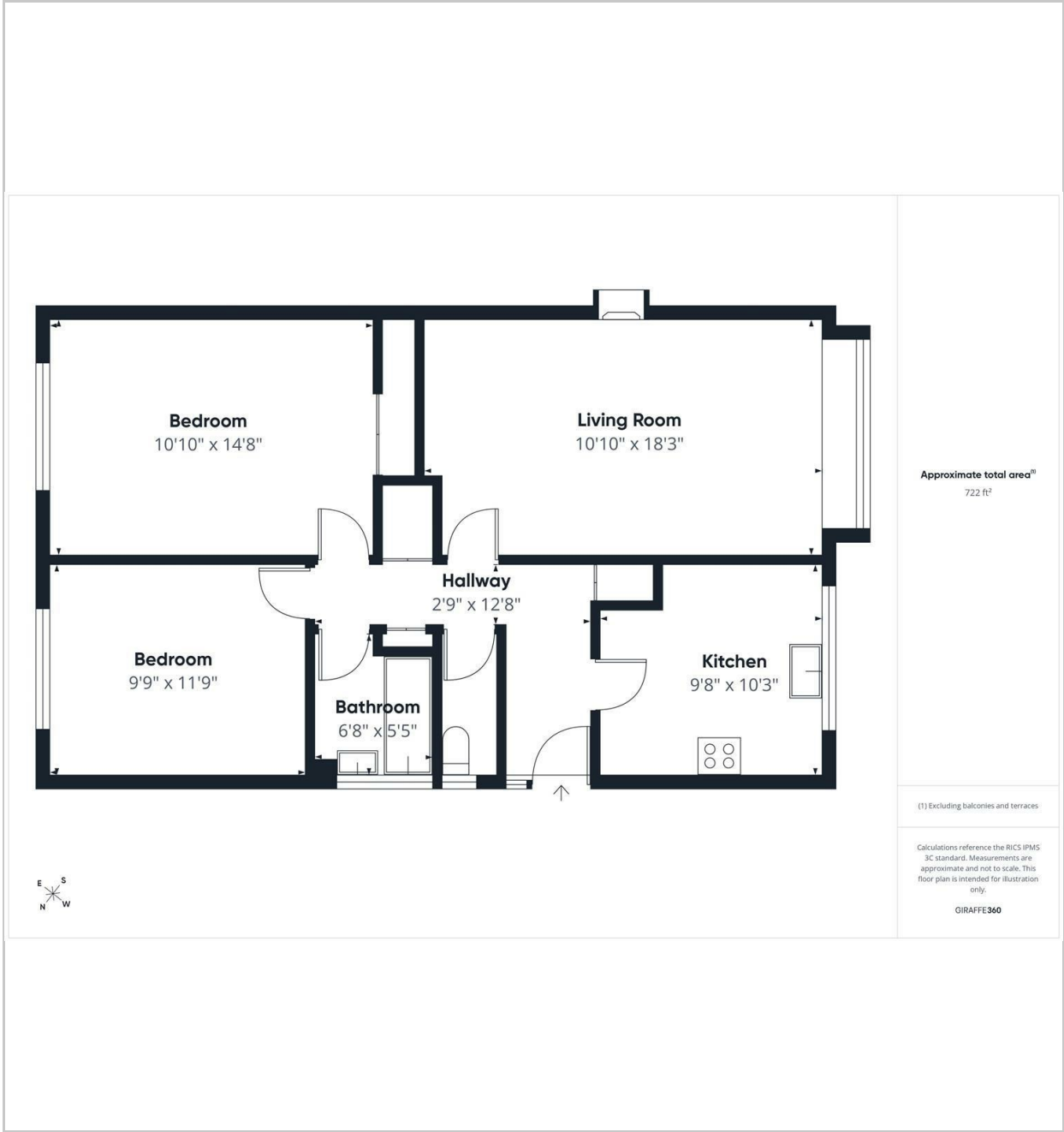
Part of the cul-de-sac block with up and over door.

Agents Notes:

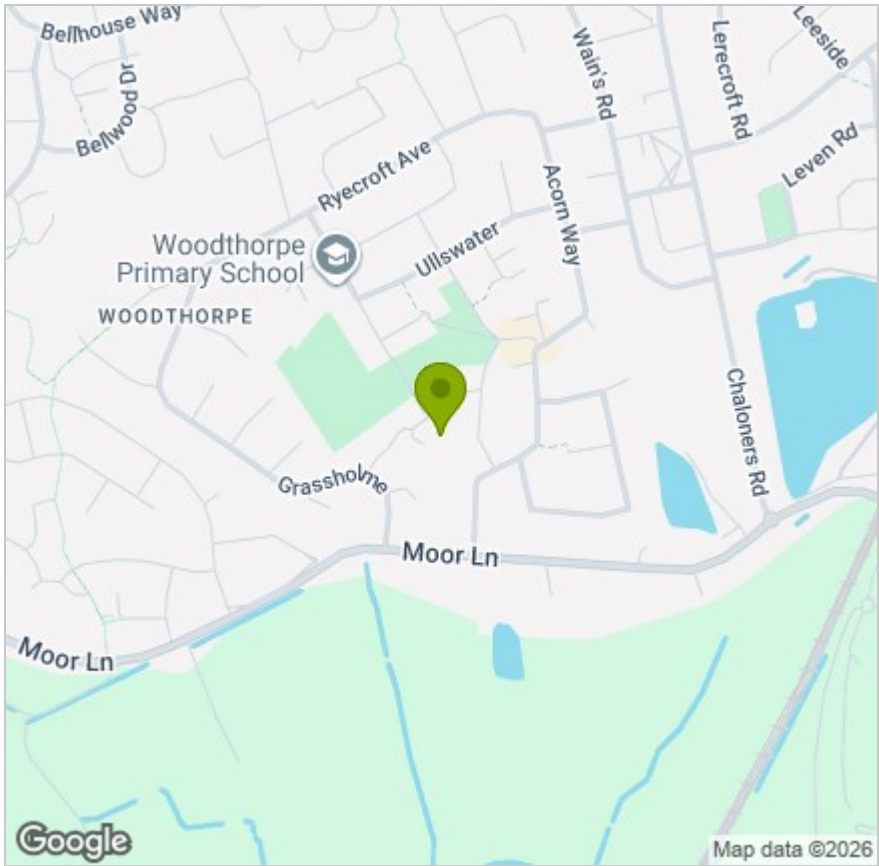
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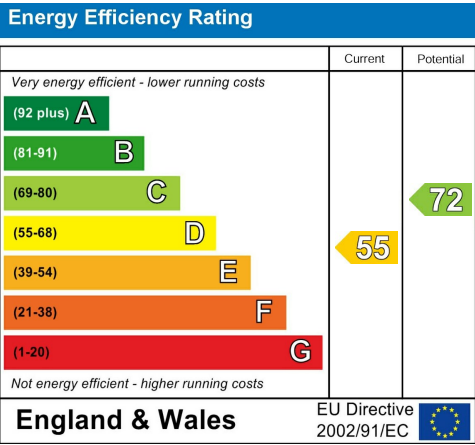
FLOOR PLAN



LOCATION



EPC



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