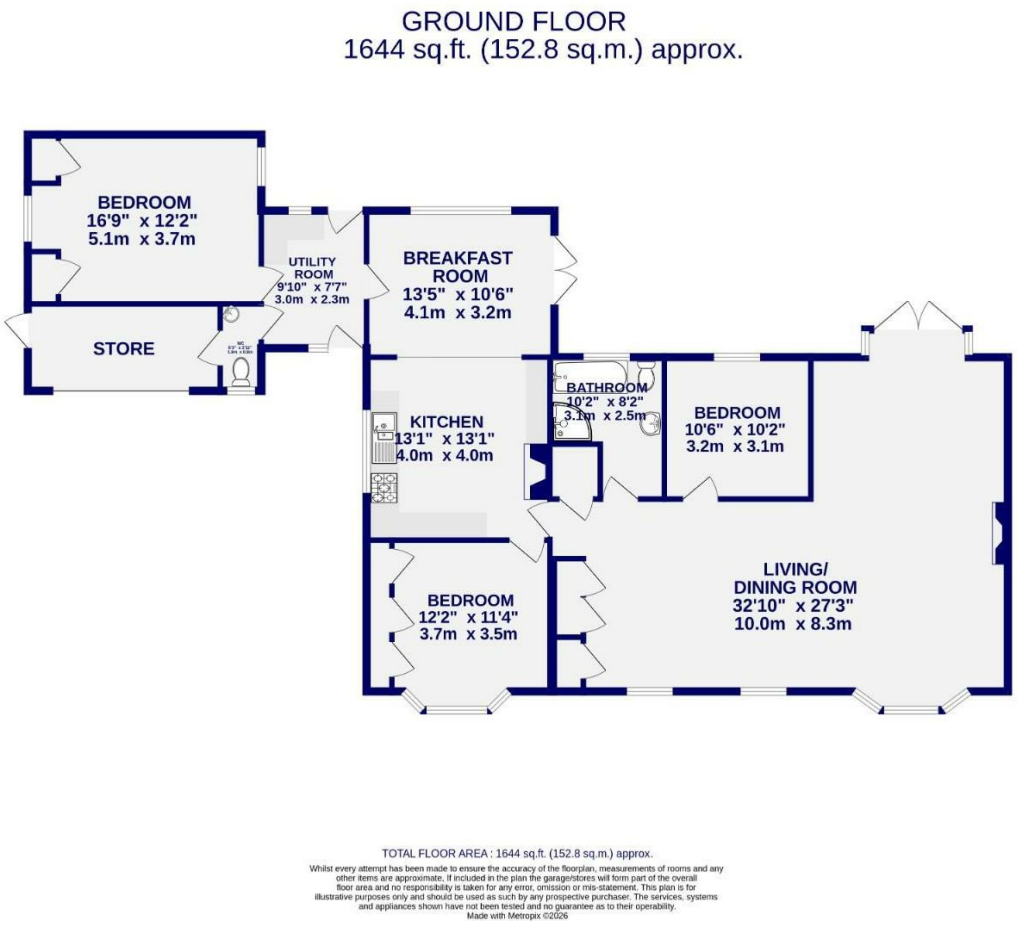


Harton, York
YO60 7NP

Freehold
Council Tax Band - E

- No Onward Chain
- Open Plan Kitchen With Vaulted Kitchen Extension
- Large Plot With Off Street Parking and Store
- Detached Bungalow
- Open Plan Living Dining Room
- Three Bedrooms
- EPC E



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area 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.
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Harton, York

YO60 7NP

Offers Over £425,000

3 1

Set in the heart of this ever-popular village, this skilfully extended detached bungalow sits within generous gardens offering scope for further improvement. Offered for sale with vacant possession and no onward chain, the property provides flexible three bedroom accommodation ideal for families or retirees, with a superb rear breakfast kitchen and well-balanced living space throughout.

The front entrance hall doubles as a utility room, fitted with an L-shaped worktop and sink unit, with a rear door opening onto the gardens. A particular feature of the home is the impressive open-plan breakfast kitchen, forming part of the rear extension. Fitted with a range of high and low level units, butcher's block worktops, tiled splashbacks and an inset ceramic sink, the kitchen also includes a floor-mounted gas range cooker with extractor canopy, a built-in dishwasher, space for a freestanding fridge freezer and a solid fuel burning cast iron stove. Tiled flooring, ceiling downlighters and ample room for a breakfast table complete the space.

The L-shaped living room continues the character of the home, with oak flooring, a feature fireplace fitted with a tiled hearth and cast iron basket grate, built-in storage cupboards and patio doors opening to the rear garden.

Three generous double bedrooms complete the accommodation. The main bedroom sits to the front, benefiting from a bay window and built-in wardrobes, while the remaining two are well-proportioned and served by radiators. The house bathroom is fitted with a modern suite including a bath and separate walk-in shower, complemented by tiled flooring and recessed lighting, while a separate cloakroom offers further convenience and access to the integral store.

Externally, the property is set back from Main Street behind a substantial gravelled driveway, providing turning space and off-street parking. The gardens wrap around the front, side and rear, with lawned areas and planted borders throughout.



















