



## Garburn Grove, York, YO30 5FE

- Two Bedroom Semi-Detached Bungalow
- Conservatory To Rear
- Gardens Front And Rear
- Well Maintained Accommodation
- Detached Garage
- Council Tax Band C

**£285,000**



# Garburn Grove, , York, YO30 5FE

## DESCRIPTION

A well maintained two bedroom semi-detached bungalow, situated within the popular Rawcliffe area of York and offering practical single-storey accommodation, gardens and a separate garage.

The property is entered via a hallway, leading through to a spacious living room positioned to the front of the home. This generous reception room offers plenty of space for seating and is complemented by a feature fireplace. The kitchen is fitted with a range of modern units, worktop space and integrated cooking appliances, with a side door providing access to the outside.

There are two bedrooms, with the main bedroom benefiting from fitted wardrobes. The second bedroom is positioned to the rear and provides direct access into the conservatory, creating a useful additional living space overlooking the garden. The accommodation is completed by a shower room fitted with a white suite and walk-in style shower area.

Externally, the property has a lawned front garden with gated access to the side. To the rear is an enclosed garden with lawn, patio seating areas and established boundary planting. A separate garage provides useful storage or parking.

Garburn Grove is located in Rawcliffe, a popular residential area to the north of York, well placed for local amenities, bus routes, access to the outer ring road and routes into York city centre.







Total floor area 76.4 m<sup>2</sup> (823 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

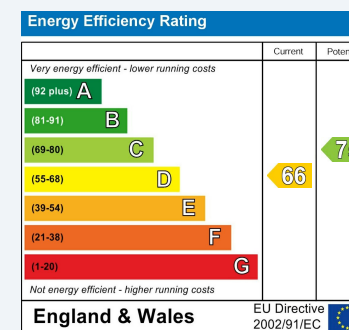
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.