



## Back Lane

Newton On Ouse, York, YO30 2DF

£1,500 Per Month



A well-presented three-bedroom detached bungalow situated in the sought-after village of Newton on Ouse. Offering spacious and versatile accommodation, the property features a bright open-plan living and dining area, a well-equipped kitchen with a separate utility room and WC, three double bedrooms, and a family bathroom with both a bath and separate shower. Externally, the property benefits from wrap-around lawned gardens, a single garage, and a driveway providing off-street parking. Ideally located for easy access to both York and Easingwold, this is an excellent opportunity to rent a spacious home in a desirable village setting. Available Immediately on an un-furnished basis. EPC Rating C, Council Tax Band E.





Property Description

Upon entering the property, you are welcomed into a spacious entrance hall, with doors leading to the living room, kitchen, three double bedrooms and the family bathroom.

The kitchen is fitted with a range of wall and base units, complemented by worktops, a ceramic sink with a mixer tap, a dishwasher and a fridge. A separate utility room, accessed from the kitchen, provides plumbing for a washing machine. Leading off the utility room is a convenient WC which is fitted with a hand wash basin and a toilet.

Also accessed from the kitchen is the dining area, which flows seamlessly into the living room to create a spacious open-plan living and entertaining space. The living room has an electric fire set in a surround.

The family bathroom is fitted with a panelled bath, a separate shower cubicle, a hand wash basin and a low-level WC.

Externally, the property benefits from a single garage with an up-and-over door, together with a driveway providing off-street parking. The gardens wrap around the property and are predominantly laid to lawn, offering generous outdoor space with plenty of scope for gardening and entertaining.

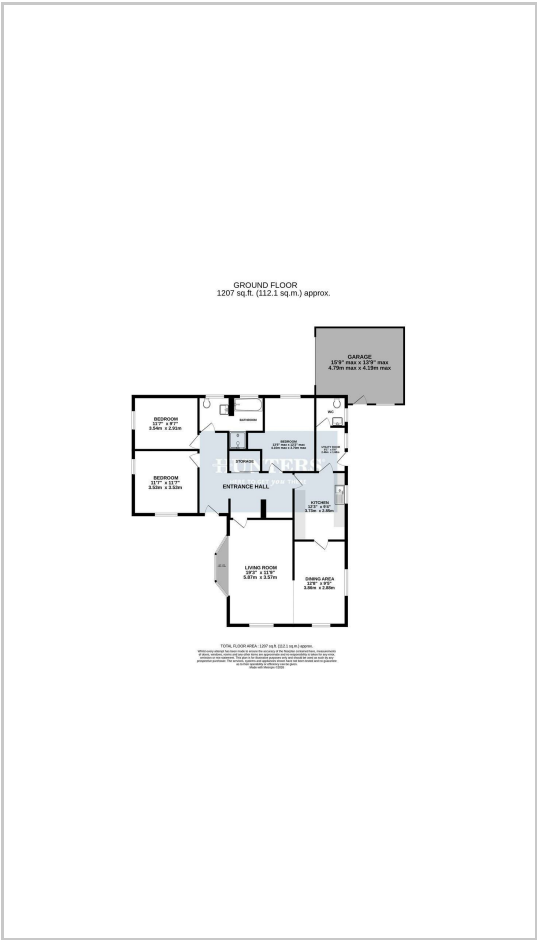
Disclaimer.

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. 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.

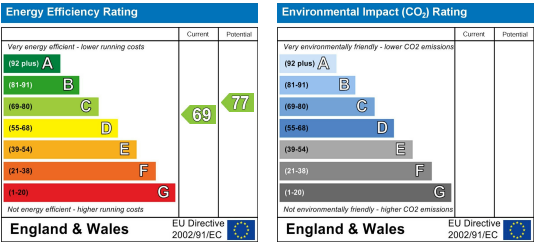
Area Map



Floor Plans



Energy Efficiency Graph



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.