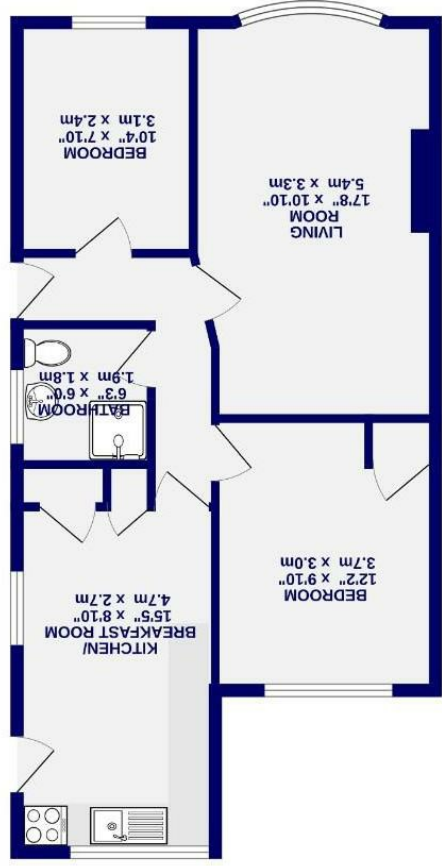


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Gorse Paddock , York YO31 9EW

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- Larger Than Expected Kitchen
- Garage & Driveway
- Popular Residential Area
- Ideal Retirement Or First Home
- Generous Plot
- EPC TBC



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the layout, measurements of rooms and floor areas are approximate. It is advised that the purchaser should verify the floor area and the measurements by taking the measurements themselves. The vendor, agent and Ashtons accept no responsibility for any inaccuracies. The vendor, agent and Ashtons accept no responsibility for any inaccuracies. The vendor, agent and Ashtons accept no responsibility for any inaccuracies. The vendor, agent and Ashtons accept no responsibility for any inaccuracies.



Gorse Paddock

, York

YO31 9EW

£245,000



Situated at the end of a quiet cul-de-sac, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with generous outdoor space, a detached garage and covered driveway, making it an ideal choice for downsizers, first-time buyers or those seeking a peaceful setting.

The accommodation is thoughtfully arranged and comprises a bright and spacious living room, enhanced by a bay window that fills the space with natural light and creates an inviting area for relaxing or entertaining. The fitted kitchen/dining room provides ample storage and workspace, with room for everyday dining and direct access to the side of the property.

There are two well-proportioned bedrooms, with the principal bedroom enjoying views over the rear garden, while the second bedroom offers flexibility as a guest room, home office or hobby space. Completing the internal accommodation is a modern shower room fitted with a walk-in shower, wash basin and WC.

Externally, a lawned front garden creates an attractive first impression, while a covered driveway leads to the detached single garage, providing excellent parking and storage. The enclosed rear garden extends beyond the garage, offering a pleasant outdoor space with plenty of room for seating, planting or simply enjoying the peaceful surroundings. A pedestrian access path to the rear provides additional convenience.

Early viewing is highly recommended to fully appreciate both the accommodation and the enviable position this delightful home has to offer.

* Please note some furniture and personal items have been removed from a selection of rooms using AI.*

