



## Hull Road, York, YO10 3LB

- Detached Bungalow
- Stylish Dining Kitchen
- Driveway And Garage
- Excellent Condition Throughout
- Conservatory Overlooking Garden
- Council Tax Band C

**£350,000**



# Hull Road, York, YO10 3LB

## DESCRIPTION

A beautifully presented two-bedroom detached bungalow on Hull Road, offered in excellent condition throughout and providing spacious, light and versatile single-storey living. Updated and exceptionally well maintained by the current owners, the property features a modern dining kitchen, conservatory, utility room, off-street parking, an attached garage and a landscaped private rear garden — making it ideal for downsizers, professional couples or buyers seeking a ready-to-move-into home.

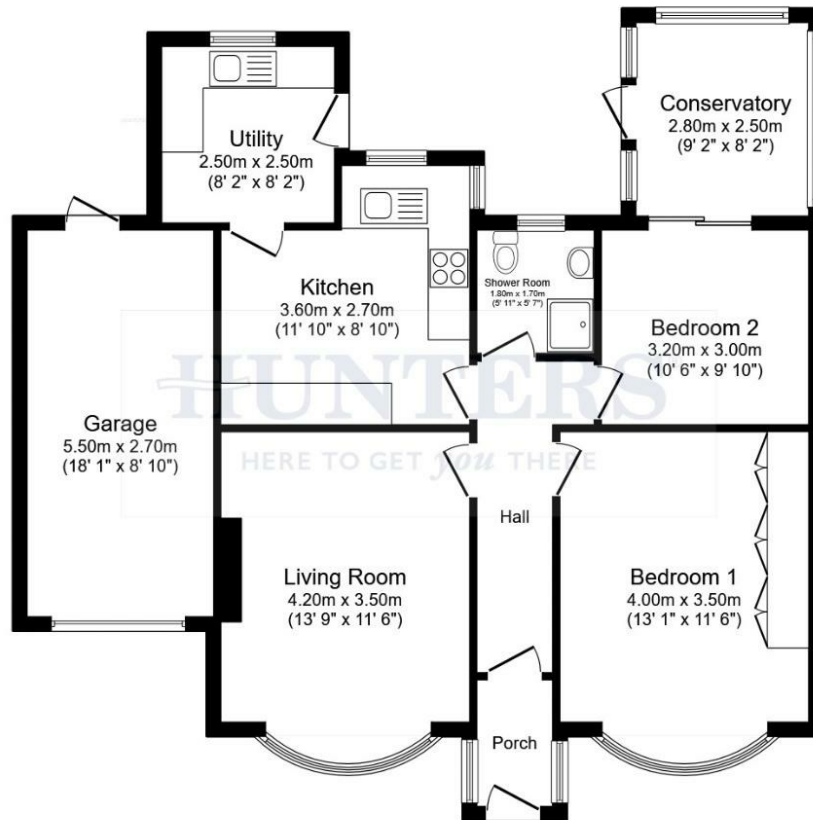
The accommodation comprises an entrance porch leading into a welcoming hallway, a generous bay-fronted living room filled with natural light, and a stylish fitted dining kitchen with modern wall and base units, ample worktop space and room for a dining table. A separate utility room offers additional storage and access to both the rear garden and garage. The property also includes a contemporary shower room finished to a high standard, together with two well-proportioned double bedrooms, one opening directly into the attractive conservatory overlooking the garden.

Externally, the bungalow continues to impress with a driveway providing off-street parking and access to the attached garage. The front garden is low maintenance, while the beautifully landscaped rear garden features well-stocked borders, patio seating areas and a high degree of privacy — perfect for relaxing or entertaining.

Hull Road is a highly convenient location offering excellent access to York city centre, the University of York, local shops, amenities and regular transport links.







Total floor area 95.6 m<sup>2</sup> (1,029 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

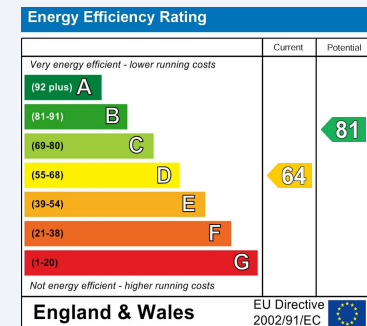
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.