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12 Willow Grove, Earswick, York, YO32 9SN



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Offers In The Region Of £550,000

\*\*\* NO ONWARD CHAIN \*\*\* 4 BED DORMER BUNGALOW WITH FLEXIBLE LIVING SPACE AND FIELD VIEWS LESS THAN A MILE FROM YORK RING ROAD - VIEWINGS ENCOURAGED - Brought to the market is this well-presented four-bedroom detached dormer bungalow, located in the village of Earswick. The ground floor has a split level layout and offers a well-appointed kitchen, generous living space, two bedrooms, and a modern family bathroom. Upstairs, there are two double bedrooms, including the main bedroom with an en-suite shower room, while the other benefits from its own WC.

Externally, the property boasts ample off-street parking to the front, together with access to a detached garage. To the rear, there is a beautifully maintained enclosed garden featuring a neat lawn, paved seating area, and a small pond. Viewing is highly recommended to fully appreciate all that this property has to offer.

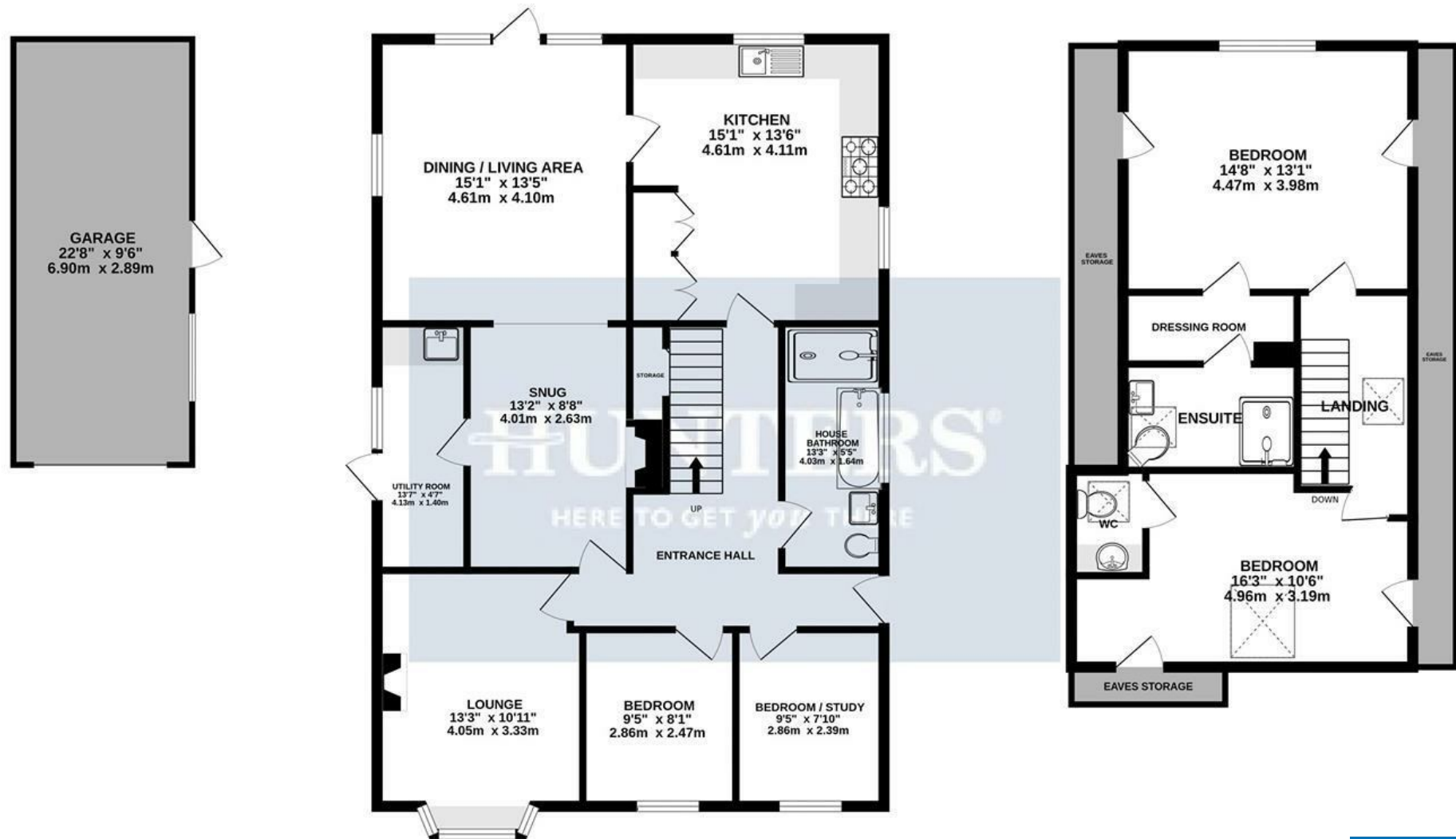
EPC Rating: C, Council Tax Band: E

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GARAGE  
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.

1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### **Property Description**

On entering the property you are welcomed into an entrance hallway where there are doors leading to the kitchen, house bathroom, two bedrooms and the lounge as well as stairs to the first floor accommodation for the two double bedrooms upstairs.

The home benefits from having a bespoke fitted kitchen, featuring oak flooring, solid oak worktops, a 5-ring gas Rangemaster cooker, integrated appliances including a dishwasher, full-height fridge and full-height freezer, and a Quooker hot water tap. Adjoining the kitchen is a spacious dining/living area with doors opening directly to the garden, and a cosy snug complete with a multi-fuel burner.

The front lounge boasts a feature fire and a bay window but could easily be adapted to a ground floor bedroom, while one of the 2 additional ground floor bedrooms is currently used as a study and benefits from fitted office furniture.

A utility room provides fitted base and wall units with an oak worktop, a Belfast sink with mixer tap, plumbing for a washing machine, and space for a dryer, along with a side access door.

The property offers a main bathroom to the ground floor and an ensuite shower room to the first floor. The house bathroom which was updated in 2023 includes a wall-mounted sink and drawers, inset toilet, bath, walk-in shower area, radiator, underfloor heating, and full tiling.

To the first floor, the landing provides access to two bedrooms. There is a skylight window. The main bedroom includes a ceiling fan, access to eaves storage, and a dressing area leading to the ensuite shower room with step-in shower, vanity unit with hand wash basin, skylight window, and heated towel ladder and underfloor heating, and the front bedroom also has a skylight window and offers access to eaves storage. The room has its own ensuite WC with hand wash basin and a toilet.

Externally, to the front of the home, there is a block paved driveway providing ample off street parking and access to the garage which has an electric roller door, power and lighting, a window and a side access door. There is also a raised brick built flower bed to the front of the drive.

The south-facing, enclosed rear garden is beautifully landscaped, with a lawn, established borders, and a paved patio area complete with an electric wall-mounted sun blind. Additional features include a timber garden shed, pond, outside sockets, two outside taps, coal bunker, and timber log store.

### **Additional Notes**

Combi boiler installed in 2022

Bathroom updated in 2023

Garden revamped in 2021

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows

### **Anti Money Laundering Regulations**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **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.















