



24 Wolviston Avenue  
York, YO10 3DD  
**£369,950**



A quality two/three bedroom detached bungalow on this quiet residential cul-de-sac located in this popular area just off Hull Road and convenient for York City Centre, popular schools and amenities and the outer ring road.

Benefitting from excellent transport links, this well cared for property has the benefit of gas central heating, uPVC double glazing and comprises: entrance hallway, w.c./cloaks, modern fitted kitchen, 18' lounge with bay window, separate dining room (potential bedroom 3), inner hallway, two double bedrooms, three piece house bathroom. To the outside is a front paved driveway providing off-street parking and the potential for electric car charging, gate giving access to rear garden with garden, lawn, patio, flower borders and timber fenced boundary. There is also a detached single garage with up and over door and side access.

An accompanied viewing is highly recommended.

### Entrance Hallway

uPVC door to side, single panelled radiator, laminate flooring

### Lounge

23'2" x 12'9" (7.06m x 3.89m)

uPVC bay window to front, double panelled radiator, and single panelled radiator, gas fire with surround, carpeted floor, television point, power points

### Dining Room/Bedroom 3

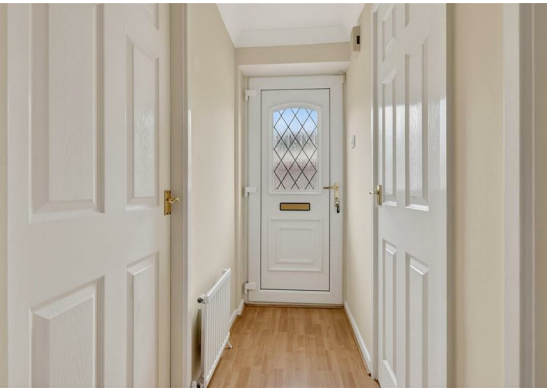
14'8" x 8'4" (4.47m x 2.54m)

uPVC window to front, laminate flooring, double panelled radiator, power points

### Kitchen

9'8" x 8'9" (2.95m x 2.67m)

uPVC window to side, uPVC entrance door, fitted wall and base units with counter top, one and a half sink with mixer tap over, oven and hob, undercounter fridge, space and plumbing for other appliances, laminate flooring and power points







### **Cloakroom**

uPVC window to side, low level w.c., wash hand basin, single panelled radiator, laminate flooring

### **Bedroom 1**

11'9" x 11'4" (3.58m x 3.45m)

uPVC window to rear, fitted wardrobes, double panelled radiator, carpets, power points

### **Bedroom 2**

11'4" x 9'4" (3.45m x 2.84m)

uPVC window to rear, carpet, single panelled radiator, power points

### **House Bathroom**

7,7 x 6'3 (2.13m, 2.13m x 1.91m)

Opaque uPVC window to side, large walk in shower cubicle, low level w.c, wash hand basin, tiled walls, vinyl flooring, towel radiator,

### **To the outside**

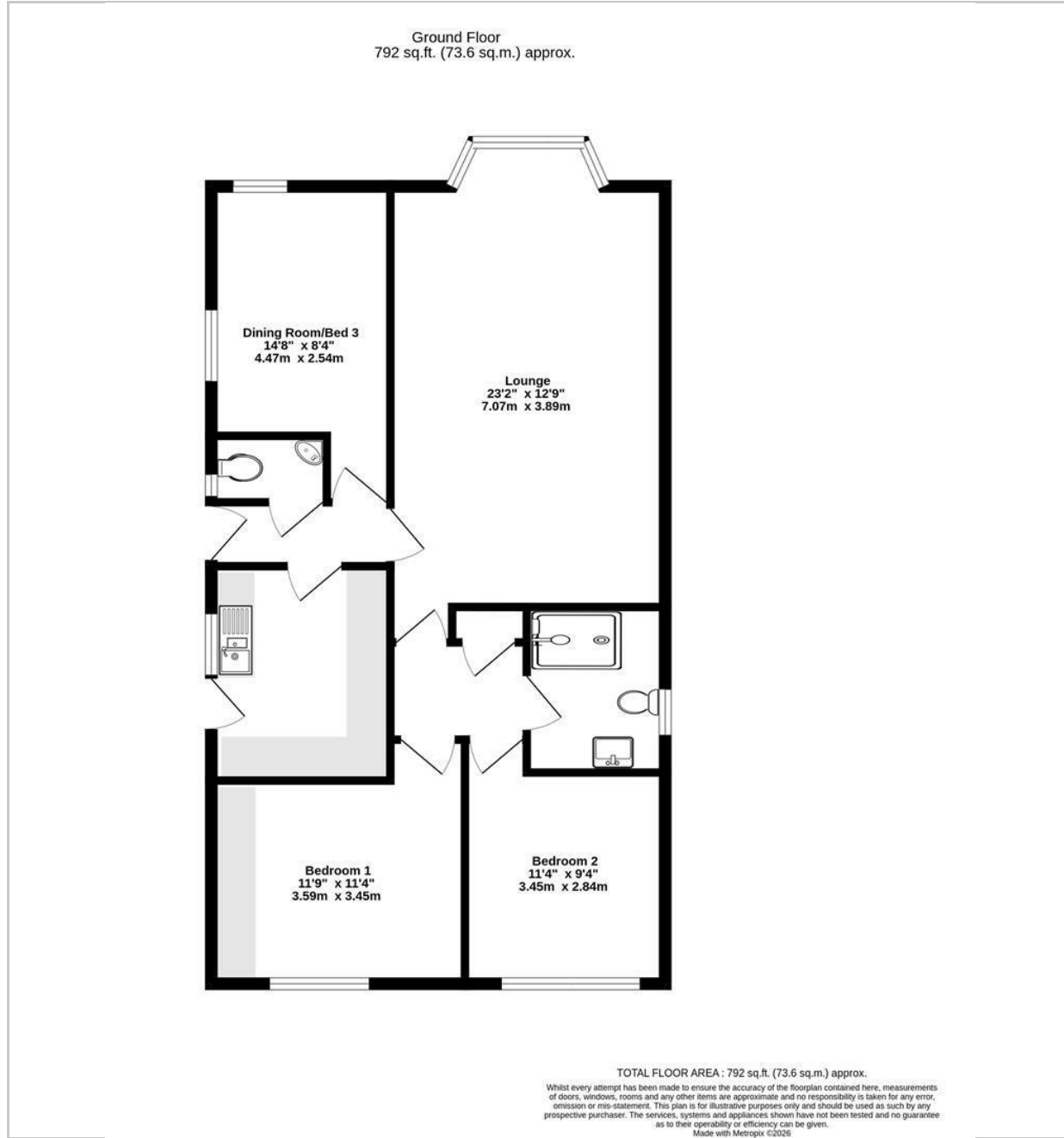
Paved front driveway providing ample off-street car parking, gated side access, rear lawn, patio, flower borders, timber fenced boundary, detached single garage with up and over door, window and entrance door to side, power and lighting

### **Agents note**

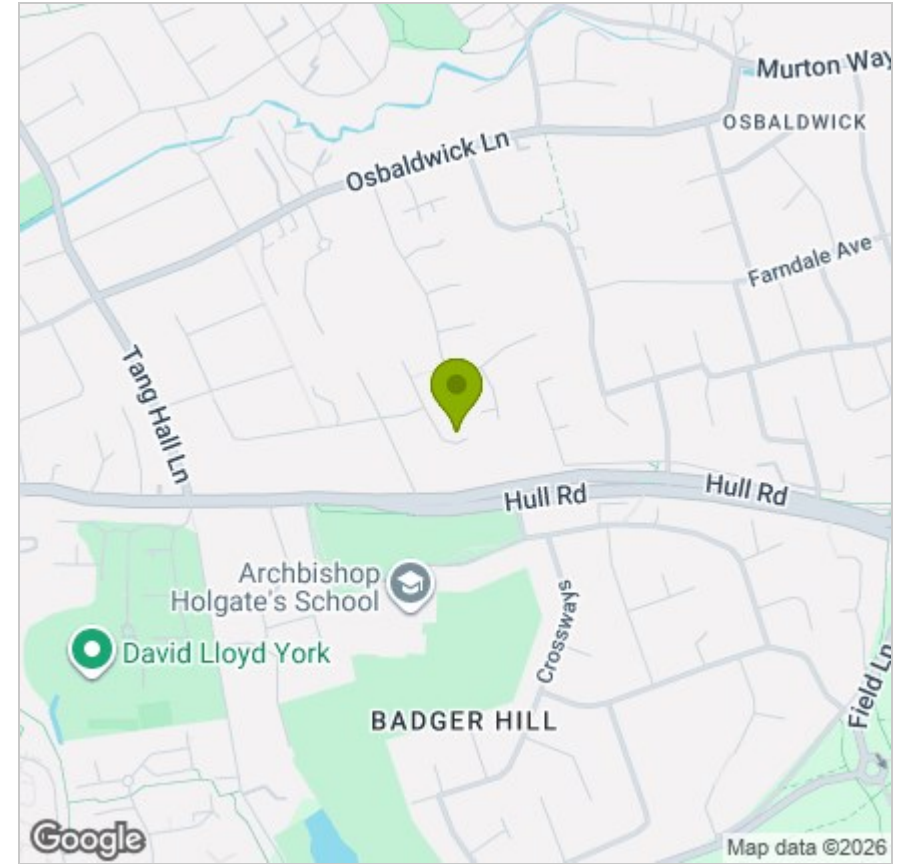
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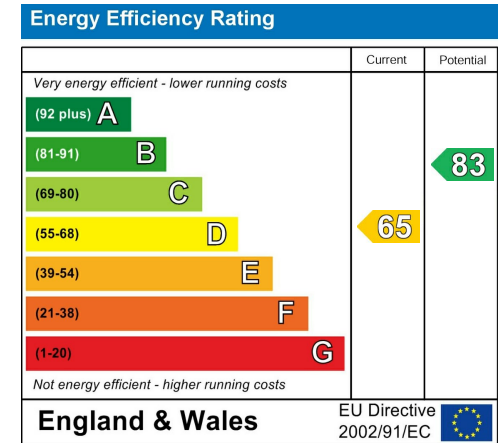
# FLOOR PLAN



# LOCATION



# EPC



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