Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

31 Turners Croft

, YO10 5EL

£350,000

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A superb opportunity to purchase this semi-detached two bedroom bungalow in one of York's most sought after developments part of Heslington village close to York university and the city centre, excellent travel links and nearby amenities. This superb home is ready to move into and benefits from uPVC double glazing, gas central heating and plenty of storage options.
The well presented living accommodation comprises; entrance hallway, 15ft lounge, kitchen, dining room with glazed doors onto garden, two good sized double bedrooms with fitted wardrobes and three piece house bathroom suite.
To the outside is a useful front courtyard with off street parking whilst to the rear is an impressive landscaped garden with sitting areas, lawn, flower borders and timber fence boundary.
An accompanied viewing is strongly recommended.

Entrance Hallway
Composite entrance door, collumn radiator, engineered wood flooring, power points, storage cupboards, loft access

Lounge
15'4 x 12'11 (4.67m x 3.94m)
uPVC window to rear, engineered oak flooring, radiator, power points, storage cupboard, television points

Kitchen
12'7 x 8'1 (3.84m x 2.46m)
Fitted wall and base units with counter top, sink and draining board with mixer tap over, built in oven and hob, integrated dishwasher and fridge freezer, engineered wood flooring, power points

Dining Room
12'11 x 8'5 (3.94m x 2.57m)
Glazed window and door to rear, engineered wood flooring, double panelled radiator, power points

Bedroom 1
12'4 x 11'11 (3.76m x 3.63m)
uPVC double glazed window to front, fitted wardrobes, double panelled radiator, carpet, power points

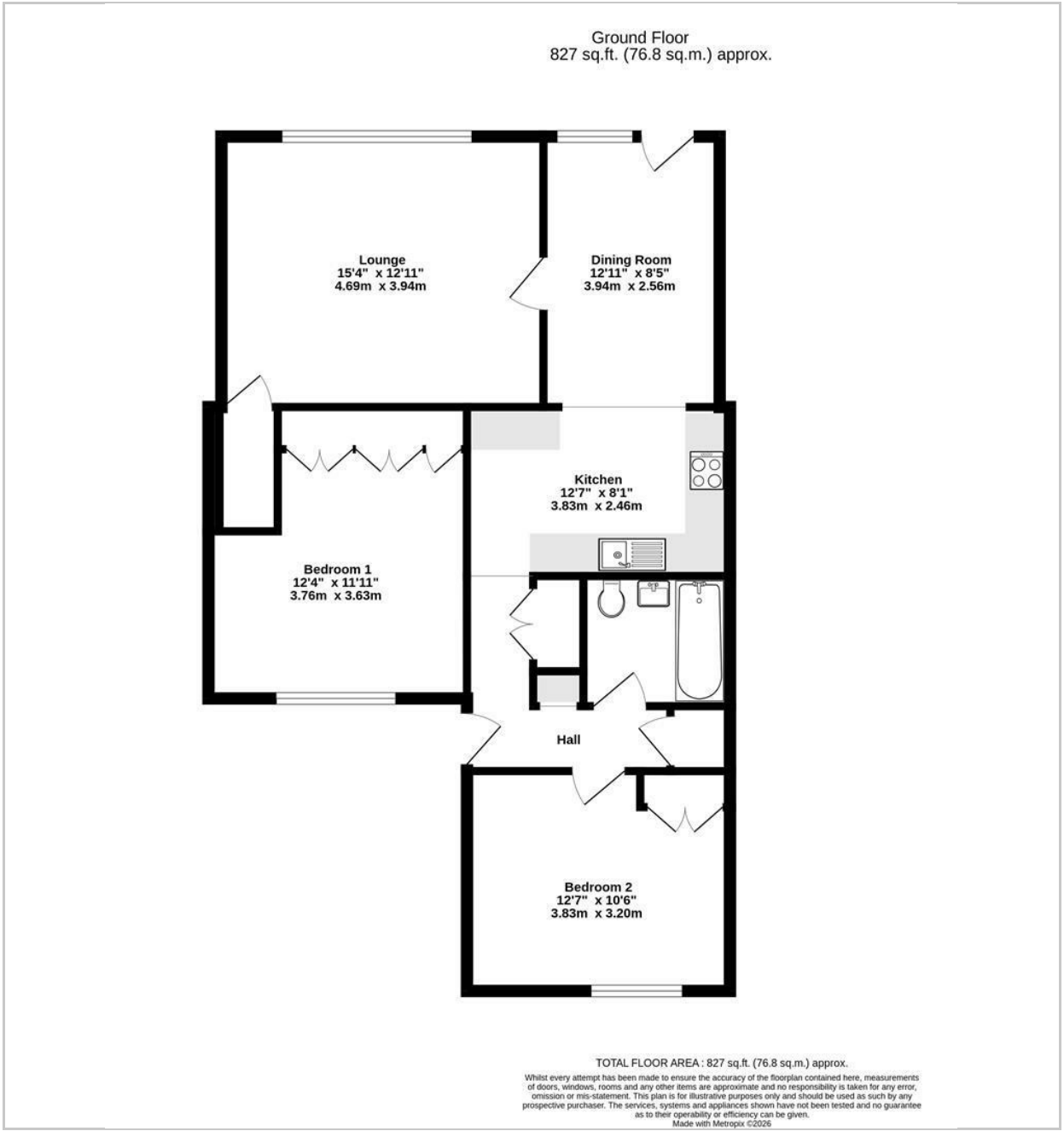
Bedroom 2
12'7 x 10'6 (3.84m x 3.20m)
uPVC window to front, double panelled radiator, fitted wardrobes, carpet, power points

House Bathroom
Panelled bath with mains shower over, low level w.c., wash hand basin, tiled walls, tiled flooring, towel radiator, shaver point, extractor fan

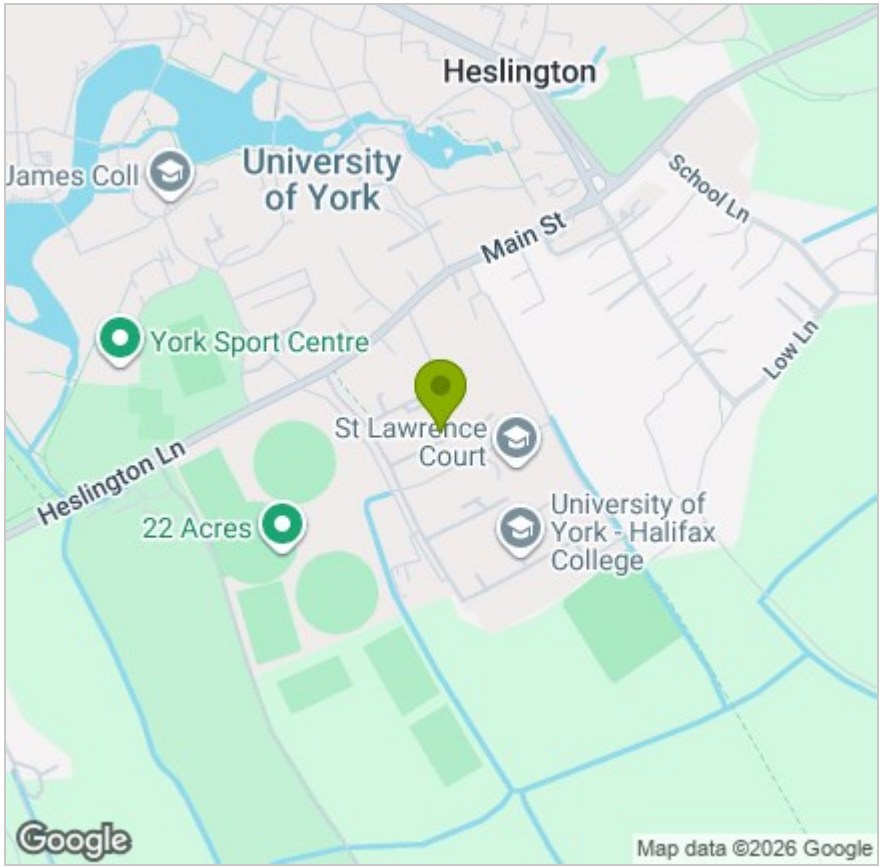
To the outside
Front courtyard with timber gate, rear enclosed lawn garden with sitting areas including timber decked area, flower borders, trees and shrubbery

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

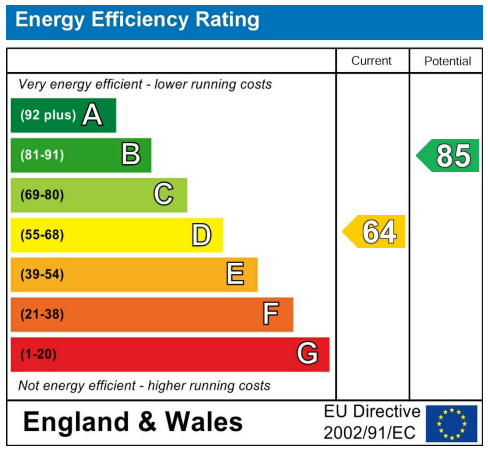
FLOOR PLAN



LOCATION



EPC



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