



Hazel Garth, York, YO31 1HR

- No Onward Chain
- Integral Garage
- Versatile Accommodation
- Extended
- Sought After Location
- Council Tax Band C

£250,000



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DESCRIPTION

A two bedroom, semi detached bungalow in a popular residential area just off Stockton Lane.

Upon entering the property there is an entrance hall giving access to the kitchen and first reception room. The kitchen features a range of base and wall units as well as space and plumbing for free standing appliances, an external door leads out to the side of the property.

The living room is to the front of the property and is filled with natural light from the large bay window.

Back through the hallway there is the second bedroom, currently used as a dining room with a feature fireplace and window overlooking the garden.

There is a further room, which would be ideal as an office which leads through to the rear extension with the main bedroom and integral garage.

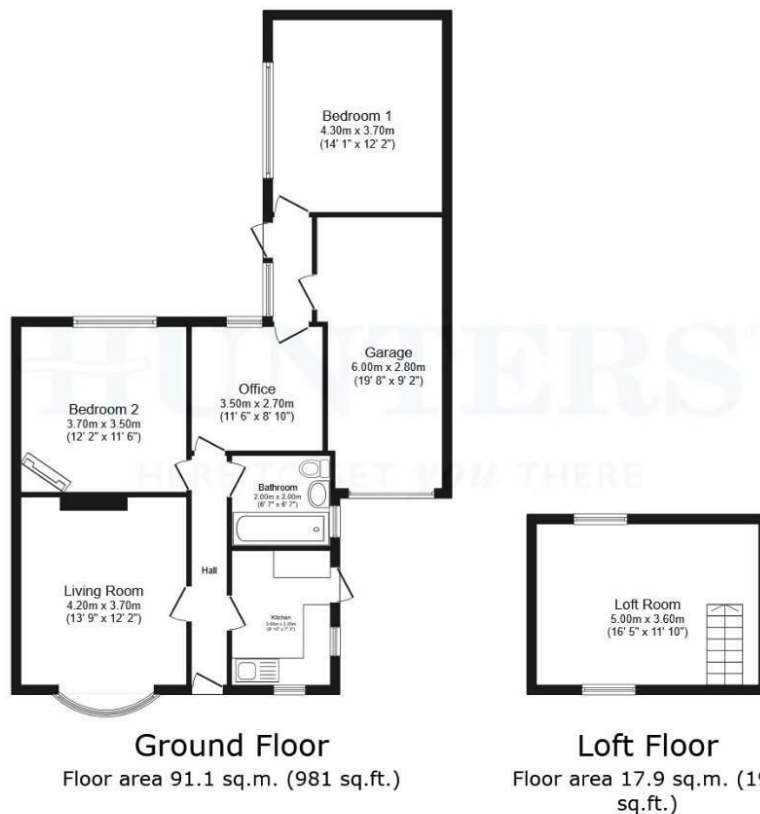
The loft has been fitted out and has dormer windows creating a great, useable space accessed via a pull down ladder.

The bathroom completes the internal accommodation with sink, W.C and bath with shower over.

Externally the property has a driveway to the front providing off street parking and leading to the garage, there is also a mature front garden. To the rear is an enclosed rear garden, laid to lawn with patio seating area and timber shed.







Total floor area: 109.0 sq.m. (1,173 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Viewings

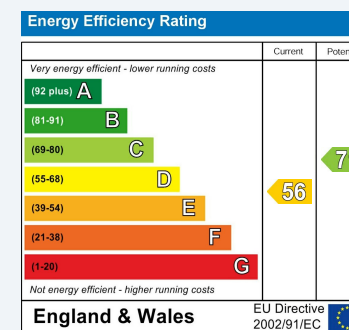
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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