



Kirkdale Road, York, YO10 3NQ

- Two Bedroom Bungalow
- Driveway And Garage
- No Onward Chain
- Scope For Modernisation
- Low Maintenance Garden
- Council Tax Band B

£270,000



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DESCRIPTION

Offered for sale with no onward chain, this two-bedroom bungalow provides well-proportioned and functional single-storey accommodation, together with excellent potential for a new owner to update and modernise to their own specification.

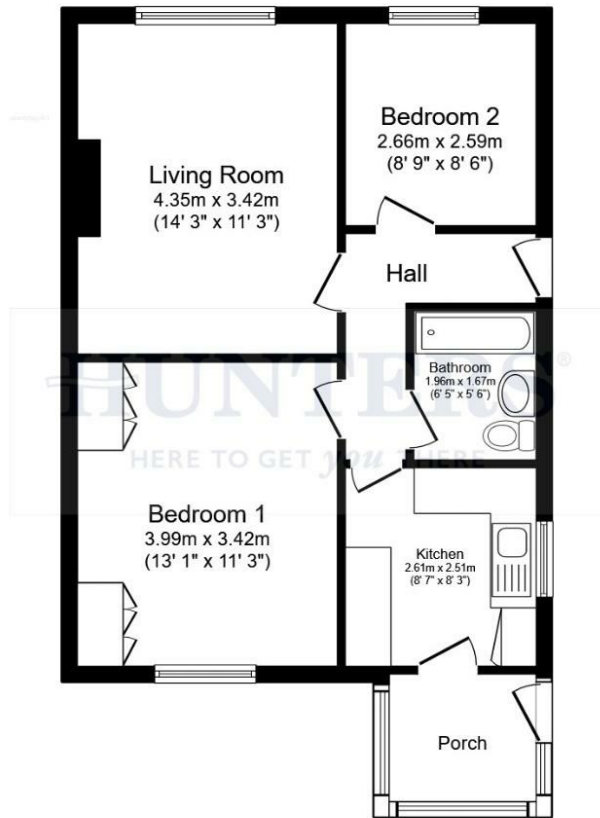
A practical entrance porch leads into the kitchen and central hallway. The good-sized living room features a large window allowing plenty of natural light, while the principal bedroom is a generous double with fitted storage. A second bedroom and a bathroom complete the internal layout, creating a straightforward and easy-to-navigate arrangement.

Externally, the property benefits from a driveway offering off-street parking and access to the garage at the rear. The low-maintenance rear garden, predominantly paved, provides scope for landscaping or further improvement depending on a buyer's preferences.

The bungalow is fully functional as it stands, though modernisation would allow a purchaser to create a home tailored to their own taste. With its single-storey layout, parking, garage and no onward chain, this is an appealing opportunity for downsizers, first-time buyers or those seeking a project. Early viewing is recommended to appreciate the potential on offer.







Total floor area 54.4 m² (585 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, 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.

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

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.