







# Hazelwood Avenue, York, YO10 3PD

- Well Presented Semi-Detached Bungalow
- Low-Maintenance Gardens
- Sought After Location
- Driveway And Detached Garage
- No Onward Chain
- Council Tax Band B

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## Offers Over £250,000

# Hazelwood Avenue, York, YO10 3PD

## DESCRIPTION

A well-presented two-bedroom semi-detached bungalow for sale in a popular residential area of York, offered with no onward chain.

The property opens into a central hallway leading to a bright, spacious living room with an attractive bay window providing excellent natural light. To the rear is a fitted kitchen with wall and base units, work surfaces, space for appliances and access to the garden.

There are two bedrooms, including a generous main bedroom with fitted wardrobes, along with a modern shower room fitted with a white suite.

Externally, the bungalow benefits from a low-maintenance front garden with gated access. The enclosed rear garden is predominantly gravelled with paved seating areas. A driveway provides off-street parking and leads to a detached single garage.

Well positioned for local amenities and transport links into York city centre, this appealing bungalow will suit a range of buyers, and early viewing is recommended.







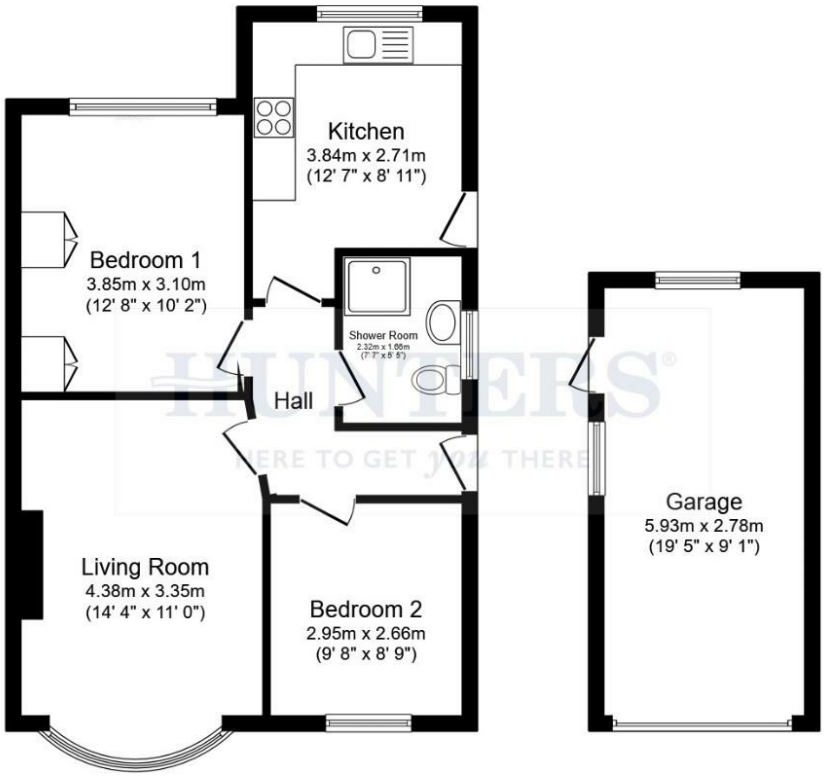













**Floor Plan** **Garage**

Total floor area 72.2 m² (777 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**

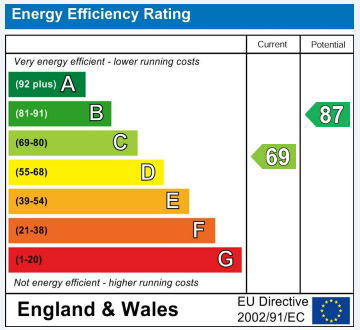
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.




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.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com