Ryecroft Close, York, YO31 1HY

- Beautifully Presented
- Modern Shower Room
- Excellent Access To City Centre
- Sought After Location
- Garage
- Council Tax Band C

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£270,000

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DESCRIPTION

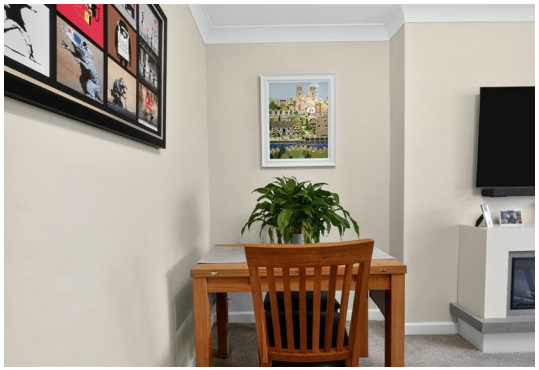
Beautifully presented throughout, this attractive two-bedroom semi-detached bungalow is quietly positioned within a desirable cul-de-sac in a popular residential area to the northeast of York. Offering well-planned accommodation, modern finishes and the benefit of ample parking and garaging, the property is ideal for a range of buyers including downsizers, professionals and those seeking single-storey living.

The accommodation opens with an inviting entrance hall leading through to a spacious living room featuring a bay window that provides excellent natural light. The contemporary kitchen is fitted with modern units and offers direct access to the rest of the home.

There are two well-proportioned bedrooms positioned to the rear of the property, along with a stylish and recently updated shower room.

Externally, the bungalow enjoys a generous driveway, car port and a detached single garage, providing superb off-street parking and storage options. The property also benefits from pleasant gardens, offering potential for personalisation or further landscaping.

Situated within easy reach of local amenities, transport links and York city centre, 3 Ryecroft Close presents a fantastic opportunity to acquire a ready-to-move-into home in a sought-after location.



Total floor area 64.0 sq.m. (689 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 www.focalagent.com

Viewings

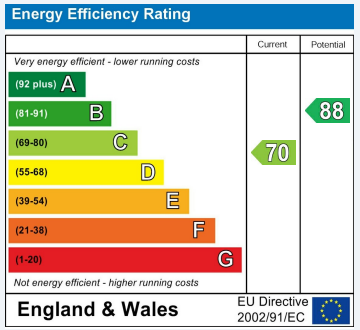
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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