



HUNTERS[®]
HERE TO GET *you* THERE

2 2 2 2 D

The Paddock, York

£325,000



A well-proportioned semi-detached dormer bungalow in a popular residential area to the west of York, offering flexible two-storey accommodation ideal for downsizers, families and buyers seeking adaptable living space.

The ground floor features an entrance hall leading into a spacious living room with a feature fireplace and a large front window providing excellent natural light. The fitted kitchen includes a range of wall and base units with generous worktop space, while the separate dining room to the rear offers direct access to the garden and could alternatively serve as a third bedroom. A further double bedroom and a ground-floor shower room complete this level.

To the first floor is a generous principal bedroom with useful storage, served by a house bathroom.

Externally, the property benefits from off-street parking via a driveway and an enclosed rear garden with lawned and patio areas, along with a detached outbuilding/store.

Situated on The Paddock, the property enjoys convenient access to local shops, amenities and transport links, as well as routes into York city centre and towards the outer ring road.

Offered for sale with no onward chain.

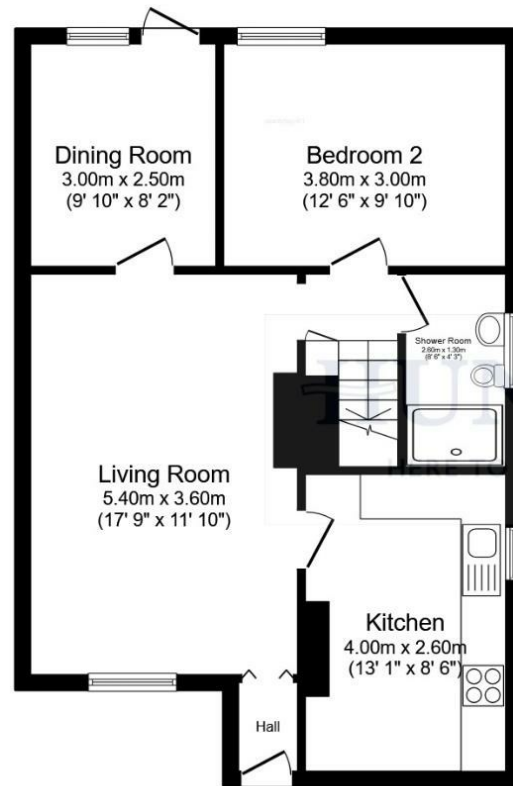
KEY FEATURES

- Flexible Two/Three Bedroom Layout
 - Spacious Living Room
 - Driveway Parking
 - No Onward Chain
- Semi Detached Dormer Bungalow
 - Council Tax Band C









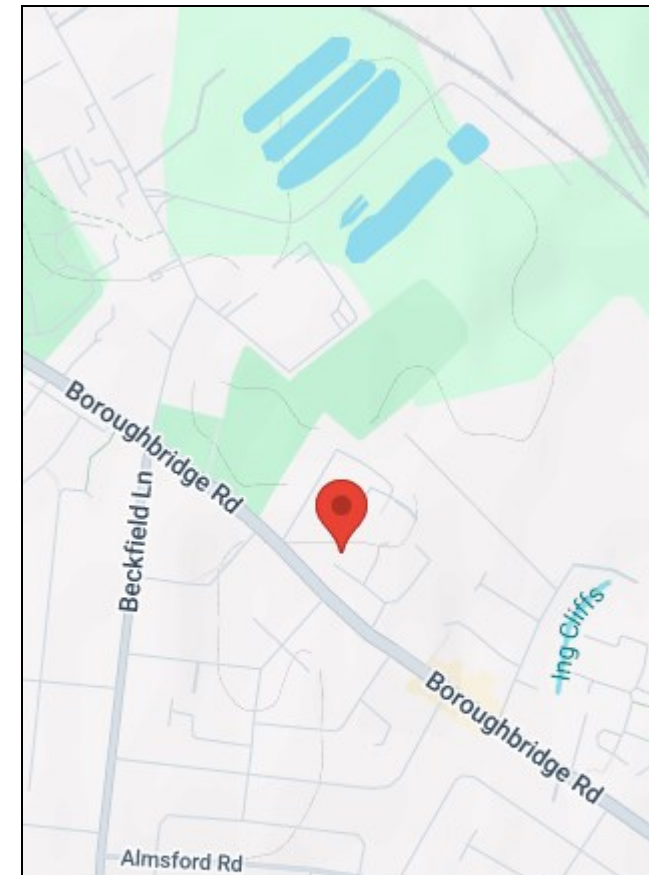
Ground Floor



First Floor

Total floor area 87.9 m² (946 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			
		57			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.