







Bowling Green Croft, York, YO31 8FY

- Two Bedroom
- Easy Access to City Centre
- Driveway & Garage
- Modern End-Terrace House
- No Onward Chain
- Council Tax Band C

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£250,000

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DESCRIPTION

Offered for sale with no onward chain, this stylishly extended two-bedroom end-terrace house is set within a popular residential development close to York city centre and benefits from a private rear garden, driveway and garage.

Conveniently positioned between York Hospital and New Earswick Nature Reserve, the property is well placed for York city centre, local schools, shops and everyday amenities. Nearby green spaces and countryside walks add to the appeal, while good road links, including easy access to York's outer ring road, make this a particularly convenient location.

The ground floor features a welcoming entrance hallway and comfortable living room with wood-effect flooring. To the rear is an impressive extended dining kitchen with contemporary white units, solid wood worktops and integrated appliances, along with ample space for dining. French doors open directly onto the enclosed rear garden, which offers both lawn and patio areas.

Upstairs are two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes, together with a modern three-piece bathroom.

Externally, the property benefits from a forecourt, driveway and garage, providing useful off-street parking and additional storage.

With no onward chain, modern accommodation and excellent access to York city centre, York Hospital and surrounding amenities, this attractive home is ideally suited to first-time buyers, professionals, couples or a small family.







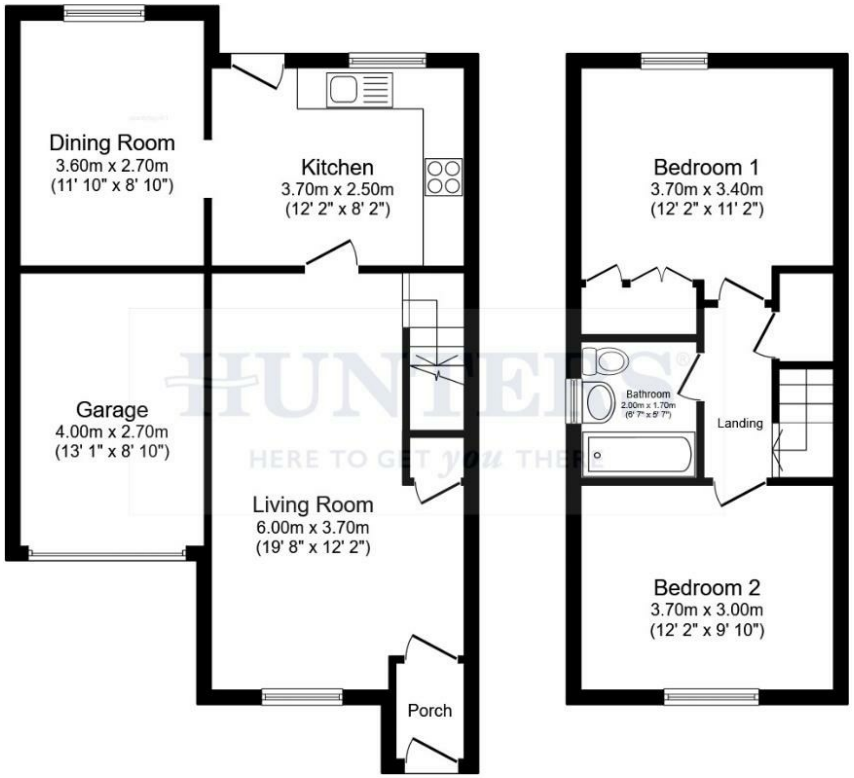












Total floor area 89.9 sq.m. (967 sq.ft.) approx

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

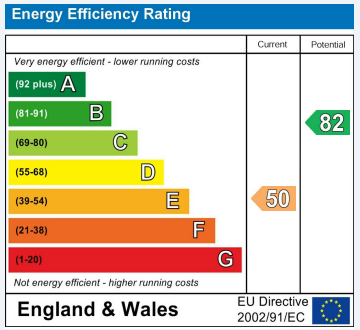
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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