



**HUNTERS<sup>®</sup>**  
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# The Horseshoe, York

£700,000



Set on the highly sought-after Horseshoe, this exceptionally spacious detached bungalow in York offers over 2,000 sq. ft. of versatile accommodation, including outstanding loft space. Beautifully maintained and significantly larger than most bungalows in the area, it provides generous living areas, well-proportioned bedrooms and a flexible layout ideal for families, multi-generational living or those seeking single-level living with additional first-floor rooms.

A welcoming entrance hall leads into a substantial living room with garden views and excellent natural light, while a second large reception room offers further space for entertaining or relaxation. To the rear, the spacious kitchen diner features a range of units, space for a freestanding range-style oven and ample room for dining and socialising, with direct access to the garden. A useful utility room sits just off the kitchen.

The ground floor includes two double bedrooms — one with an ensuite toilet and sink — along with a well-appointed family bathroom. A turned staircase leads to the first floor, where two additional double bedrooms are served by a modern shower room, creating an ideal guest suite, teenagers' floor or dedicated home-working area. There is also access to a large, fully boarded loft with skylights, offering exceptional storage or potential hobby space.

Externally, the bungalow occupies a prime position on this well-regarded street, known for its attractive homes and convenient access to York city centre, local amenities and transport links.

Well maintained throughout and offering proportions rarely found in bungalows, this impressive home represents an excellent opportunity to secure a large detached bungalow in one of York's most desirable residential locations.

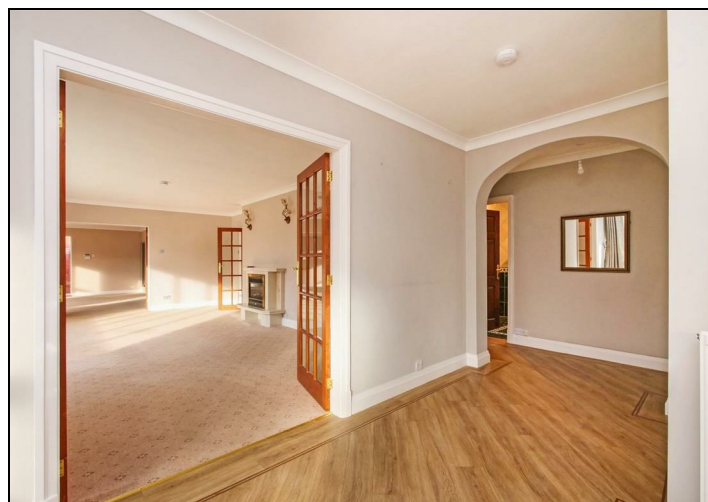
Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
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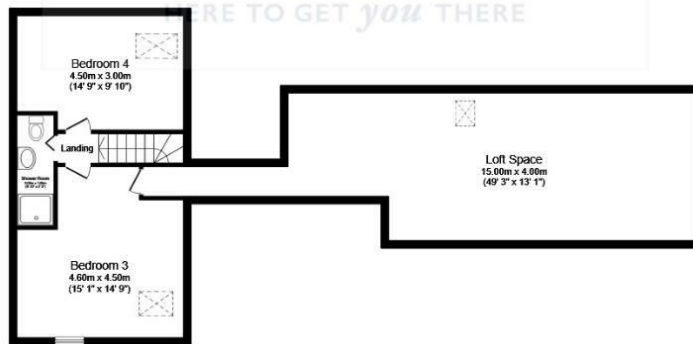
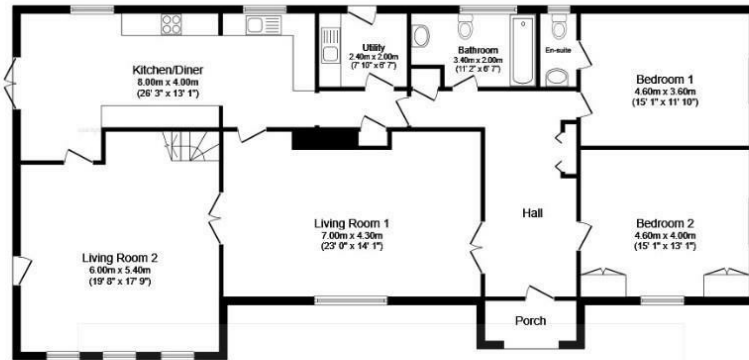
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## KEY FEATURES

- Sought After Location
- Over 2000SqFt of Living Space
  - Driveway
  - Lawned Garden
  - No Onward Chain
  - Council Tax Band F







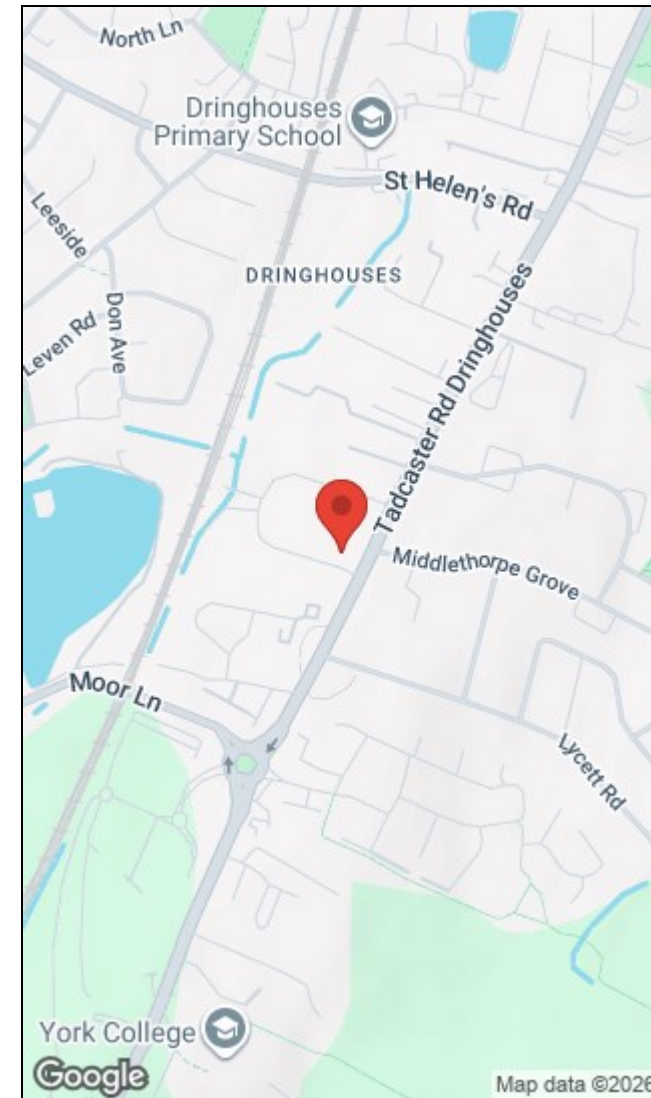
**Ground Floor**

**First Floor**

Total floor area 246.3 sq.m. (2,651 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](http://www.focalagent.com)

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 72                      | 80        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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