



## Elmpark View, , York, YO31 1DY

- No Onward Chain
- Spacious Garden
- Sought-after Location
- EPC Rating D
- Well-finished Bathroom
- Garage
- Council Tax Band D

**£375,000**





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## DESCRIPTION

Offered with no onward chain and located in a sought-after area just off Stockton Lane in York, this delightful, detached, dormer bungalow offers a perfect blend of comfort and convenience. The property has three well-proportioned bedrooms, one of which is on the ground floor. The ground floor also features a kitchen, a spacious reception room and a bathroom benefitting from a bath and separate shower.

Set on a sizeable plot, the bungalow boasts ample outdoor space. The property backs onto a field, meaning you are not overlooked, while still being conveniently located with great access in and out of the city, as well as being close to the many local amenities provided at the nearby Monks Cross Retail Park.

Parking is available for multiple vehicles, ensuring that you and your guests can come and go with ease. The combination of a great location and the peaceful surroundings makes this property a rare find in York.

Whether you are looking for a family home or are future planning, this detached dormer bungalow is sure to impress. Don't miss the opportunity to make this lovely property your own.











Total floor area 105.5 sq.m. (1,136 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).

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### Viewings

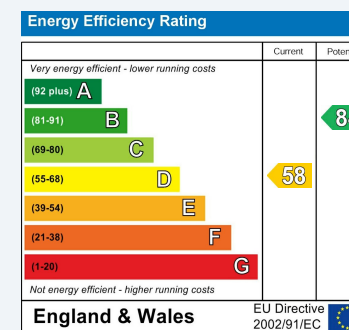
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.