



Buttermere Drive, , York, YO30 5TQ

- ENSUITE
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- CONSERVATORY
- EPC - TBC

£250,000



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DESCRIPTION

A two bedroom, dormer bungalow located in the popular Rawcliffe area of York with variety of local amenities.

To the ground floor you have an entrance hall, fitted kitchen with a range of base and wall, space and plumbing for free standing white goods and room for a table and chairs. There is a living room with window to the front elevation allowing in plenty of light, as well as a further reception room leading to a conservatory. The main bathroom completes the ground floor.

To the first floor there is a large landing offering a great space for home working if required, there is then the main bedroom with ensuite shower room.

Externally the property has front and rear gardens as well as a block paved driveway.

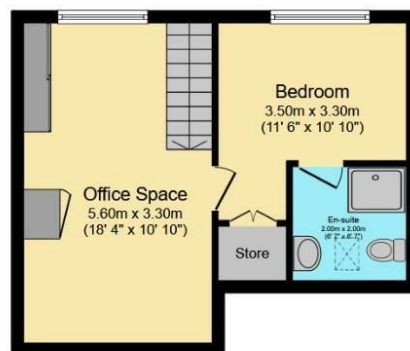
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 103.5 m² (1,114 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, 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.

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

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.