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The Horseshoe, York

£700,000



A well maintained and exceptionally spacious detached bungalow, located on the highly sought-after Horseshoe. Offering over 2,000 sq. ft. of versatile accommodation and phenomenal loft space, this impressive home provides generous living space, well-proportioned bedrooms and a flexible layout ideal for families, multi-generational living or those seeking single-level living with additional first-floor rooms.

The property opens into a welcoming entrance hall, leading into the substantial living room with garden views and excellent natural light. A second, equally generous reception room provides further living space, perfect for entertaining or relaxation.

To the rear of the property is the kitchen diner offering a range of base and wall units, space for a free standing 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 further benefits from two double bedrooms, including one with ensuite toilet and sink, plus 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 loft space that is fully boarded out and has skylights creating a huge amount of storage or potential hobby space.

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

Well maintained throughout and offering generous proportions rarely found in bungalows, this superb property represents a fantastic opportunity in one of York's most sought-after residential location-

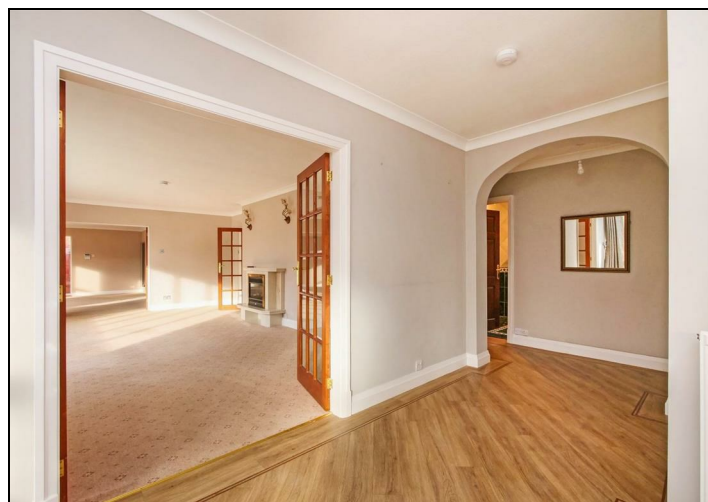
Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



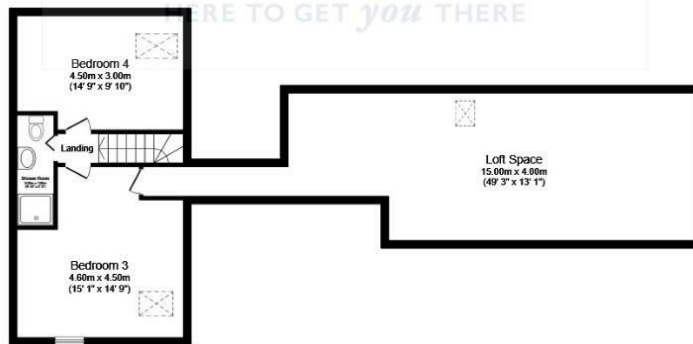
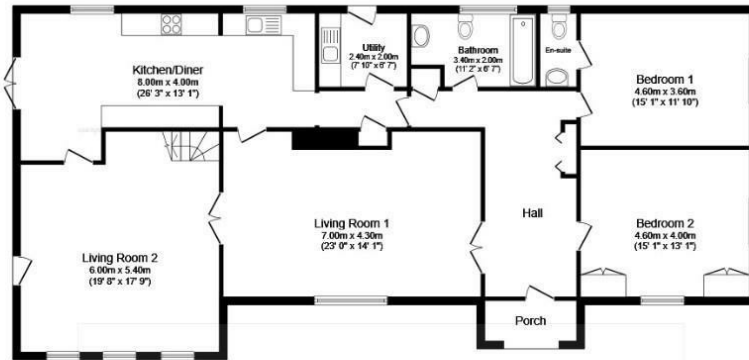
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KEY FEATURES

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







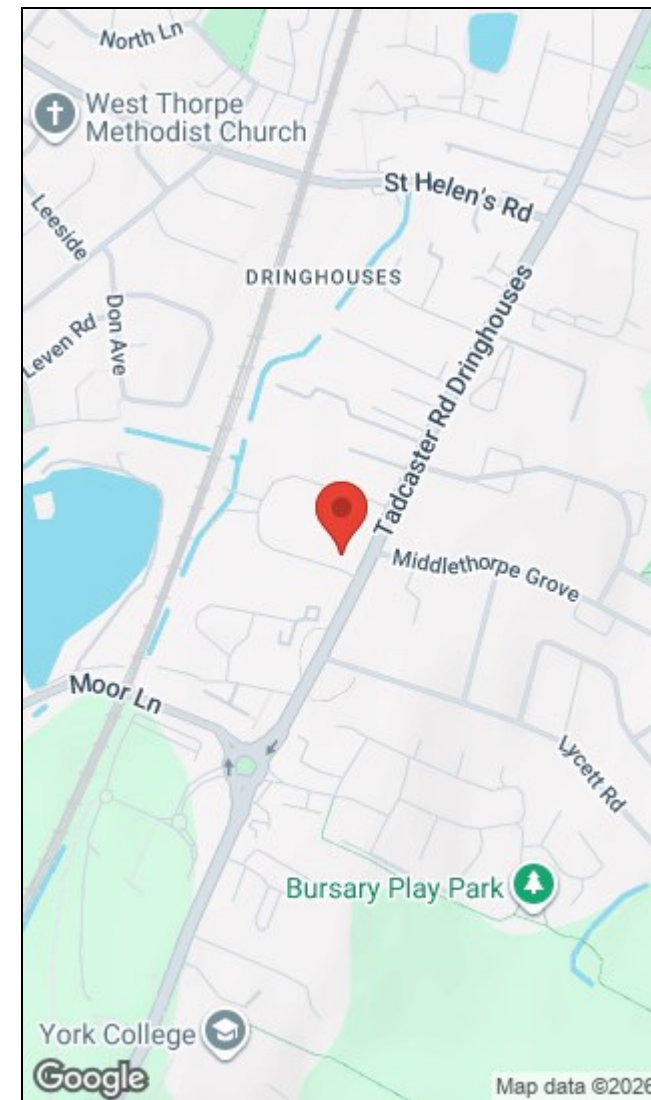
Ground Floor


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

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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			
		72	80
England & Wales		EU Directive 2002/91/EC	

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

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