



Murton Garth, Murton, York, YO19 5UL

- Two Bedroom Bungalow
- Lawned Garden
- Solar Panels
- Driveway For Multiple Vehicles
- Kitchen Diner
- Council Tax Band B

Offers Over £250,000

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DESCRIPTION

A two-bedroom semi-detached bungalow in a popular residential area, offering practical single-storey living. The property features solar panels, a driveway with space for multiple vehicles, and a rear garden laid to lawn with a patio.

Murton provides a peaceful village setting just 5 miles east of York and moments from the ring road, surrounded by beautiful countryside and historic charm. Local attractions such as Murton Park, along with easy bus routes and quick taxi access to York Station, make the location both convenient and tranquil.

Inside, the accommodation includes a bright living room opening to a dining area with views over the rear garden. The kitchen/diner offers a range of base and wall units, space and plumbing for freestanding appliances, and an external door leading to the garden.

There are two bedrooms and a bathroom with a sink, W.C., and bath with shower over, all arranged off a central hall.

Well maintained throughout, the bungalow provides a comfortable home with scope for updating if desired.







Total floor area 58.6 sq.m. (631 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	88
(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.

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