

## Pinelands Way, , York, YO10 3QJ

- NO ONWARD CHAIN
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LOUNGE DINER
- GARDEN
- UTILITY ROOM
- WELL PRESENTED

**Asking Price £250,000**





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## DESCRIPTION

A well-presented, two bedroom bungalow sold with NO ONWARD CHAIN in a popular residential area to the east of York.

Upon entering the property you have an entrance hall giving access to the other main rooms.

The kitchen has a range of units as well as space for free standing white goods, a large window to the rear elevation allows in plenty of light. The kitchen leads through to a useful utility/storeroom with a door leading out of the property.

The living room offers space for a seating area as well as dining table and chairs and enjoys a bay window to the front elevation.

The property has two bedrooms and a family bathroom with sink, W.C and bath.

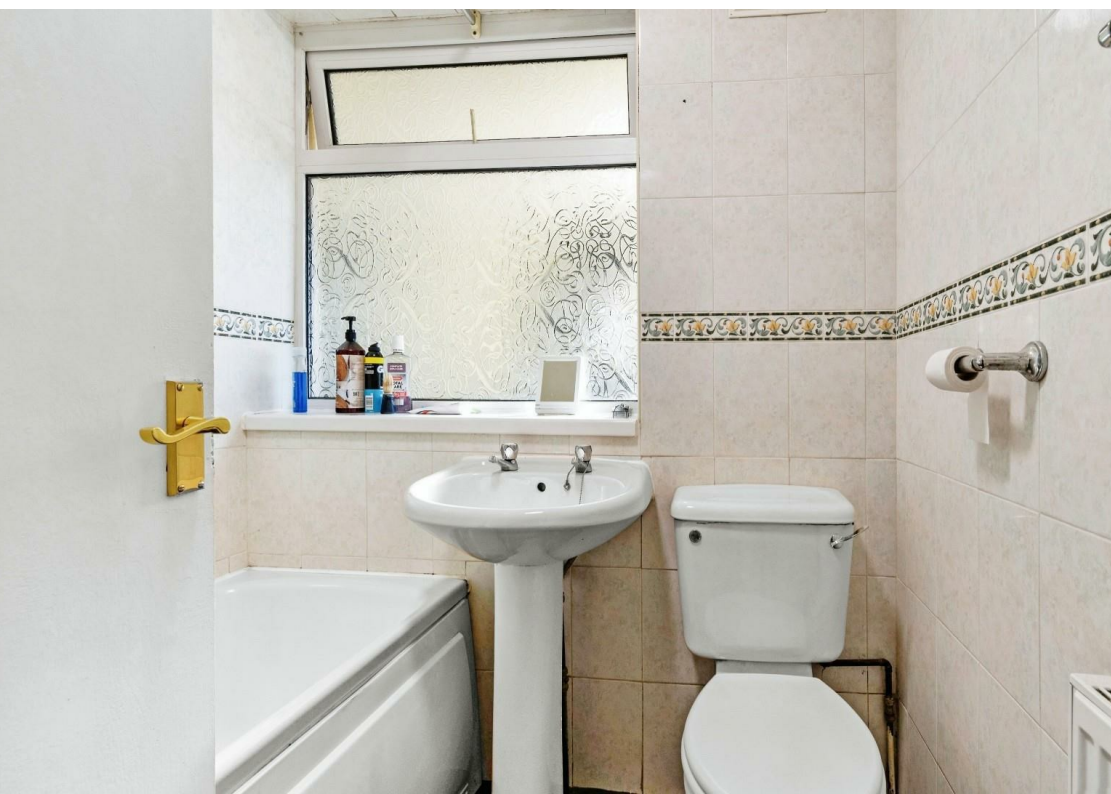
Externally the property has a gravelled driveway providing off street parking for multiple vehicles.

To the rear you have an enclosed, private garden with lawn and patio seating area as well as a timber shed.

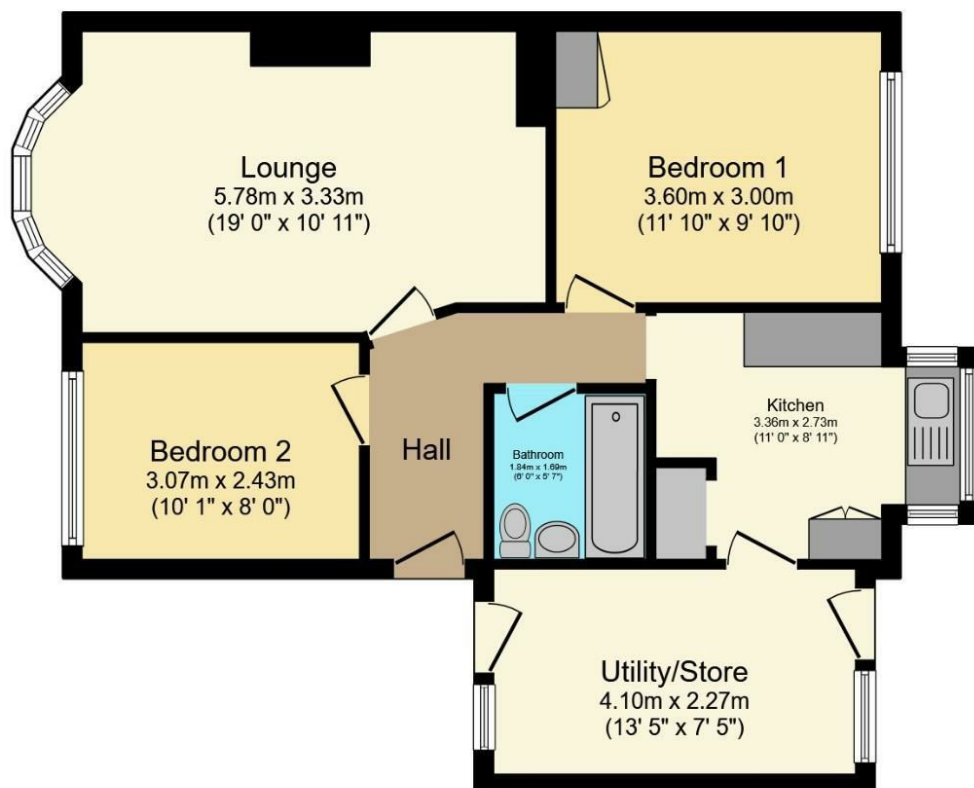
Viewing of this property is highly recommended.











Total floor area 63.1 m<sup>2</sup> (680 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

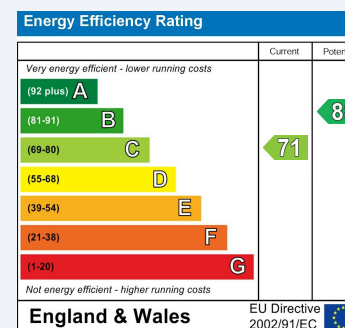
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.