



HUNTERS[®]
HERE TO GET *you* THERE



Situated in the popular Holgate area of York, this three-bedroom detached bungalow offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. Benefiting from spacious accommodation, ample off-street parking, a substantial garage with workshop and garden store, and generous front and rear gardens, the property is offered to the market with no onward chain. EPC Rating: D, Council Tax Band: D

Property Description

Upon entering the property, you are welcomed into an entrance lobby which opens into a spacious reception hall. From here, doors lead to the kitchen, living room, sitting room and an inner hallway.

The kitchen is fitted with a range of wall and base units, complemented by worktops, a sink with a mixer tap, and space and plumbing for a range of appliances.

The inner hallway provides access to three bedrooms, a office/study, a shower room and a separate WC. The shower room is currently fitted with an adapted walk-in shower, a pedestal wash hand basin and a low-level WC.

Externally, the property benefits from a hardstanding driveway to the front, providing off-street parking for several vehicles and access to the substantial garage. The garage is fitted with an up-and-over door, power and lighting, with a useful garden store and workshop located to the rear, both of which can also be accessed directly from the rear garden.

To the front of the property there is a lawned garden, while the enclosed rear garden features a paved seating area, a lawn and a timber garden shed, creating an ideal space for outdoor relaxation and entertaining.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

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. 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.

Internet & Mobile Phones

Ofcom state that Standard internet speed achievable is 17Mbps, 75 Mbps Superfast and up to 5GB is available on Ultrafast

They also state that the major 4 mobile providers EE, Vodafone, 3 and O2 have between 67% and 78% success of streaming but guide that EE and Three have the best coverage indoor and outdoor in this area.

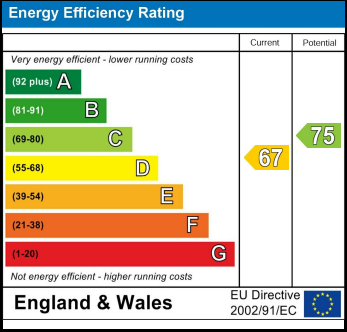












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