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Established 1978




# 'Old Chapel' Mill Lane Camblesforth, YO8 8HW

## Offers In The Region Of £265,000

Was offers in region of £275,000 - NOW REDUCED TO OFFERS IN REGION OF £265,000 : This TWO bedroom detached bungalow is in a quiet non-estate area of Camblesforth. The beautiful modern galley kitchen is fully-fitted with good quality wall & base units providing plenty of storage space, with room for fridge, freezer, slimline dishwasher and washing machine. The spacious open plan lounge has an archway giving access to good-sized dining room. There are two spacious double bedrooms (including mirrored double wardrobes to bedroom 1), a good-sized modern fully tiled bathroom, plus an office for those working from home. UPVC Georgian-style double glazed windows and patio doors. Full gas central heating (with gas combi boiler fitted Nov 2023 and still under warranty). Well insulated loft.

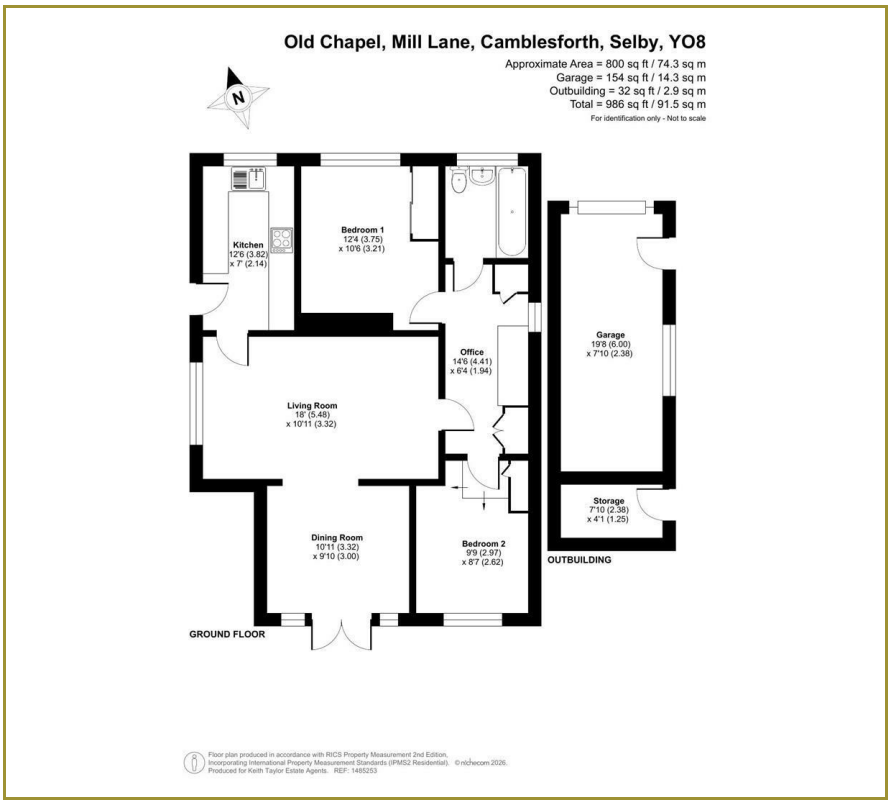
Quality wrought-iron gates across a block-paved driveway for off-road parking. Attractive low maintenance gardens front & rear providing all year round colour and interest. Safe private pet-friendly garden. Detached garage with storage shed at rear.

Camblesforth village offers easy access to A1041, M62 and A1M motorways, and also has a community primary school, Comus restaurant, excellent fish & chip shop with delivery service, general store/post office, plus hairdressers/beauty salon.

- REDUCED - WAS PREVIOULSY O.I.R.O. £275,000
- ** CHAIN FREE ** Detached Property
- Quality Modern Kitchen & Bathroom
- 2 Spacious Double Bedrooms
- Office for Working from Home
- Modern Gas Heating & Double Glazing
- Easy Maintenance Gardens Back and Front
- Detached Garage with Storage Shed at rear
- Driveway Parking & CCTV
- Village with Excellent Amenities & Motorway Access

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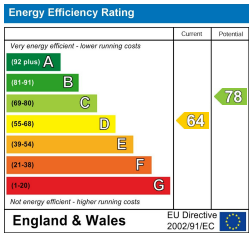
## Floor Plan

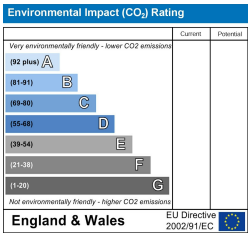



## Area Map

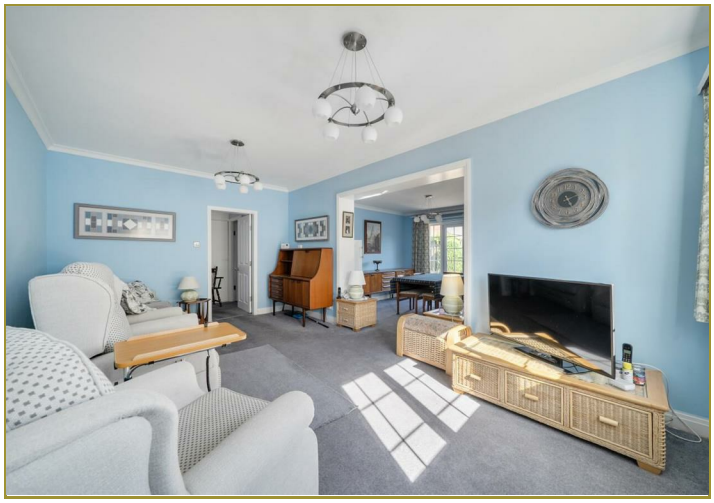



## Energy Efficiency Graph









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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