



33 Almsford Drive

York, YO26 5NR

Guide Price £375,000



A LARGE TRADITIONAL STYLE DETACHED BUNGALOW SET ON A CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS IN TO THE CITY CENTRE. The property has been extended to provide extremely spacious living accommodation comprising hallway, large living room with french doors to garden, separate dining room, breakfast kitchen, 2 bedrooms and bathroom/w.c., To the first floor is a studio room ideal as office/hobby room. Front garden with driveway to a detached brick garage. Good sized gardens to front, sides and rear.

Hallway

Entrance door, ceiling cornicing, dado rail. half panelled walls. Doors leading to

Dining Room

12'10 x 10'9 (3.91m x 3.28m)

Bay window to front, natural brick fireplace. Openings to

Lounge

19'10 x 18'3 (6.05m x 5.56m)

Fabulous large living room with bow window to front, staircase leading to studio and french doors to rear garden

Kitchen

10'9 x 9'4 (3.28m x 2.84m)

Window to rear, fitted base and wall units, work surfaces, recessed fire breast with range style stove. Door to garden

Bedroom 1

12'10 x 9'6 (3.91m x 2.90m)

Window to front, built in wardrobes

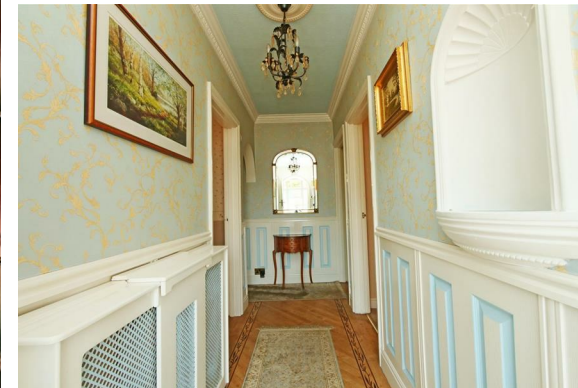
Bedroom 2

9'4 x 7'7 (2.84m x 2.31m)

Window to rear, built in wardrobes

Bathroom

Suite in white with panelled bath, wash hand basin and w.c., window to rear





First Floor Studio

15'8 x 7'10 (4.78m x 2.39m)

A good additional space. Although not to building regulations with slightly lower height the room is ideal as a home office, studio or occasional sleeping space.

Outside

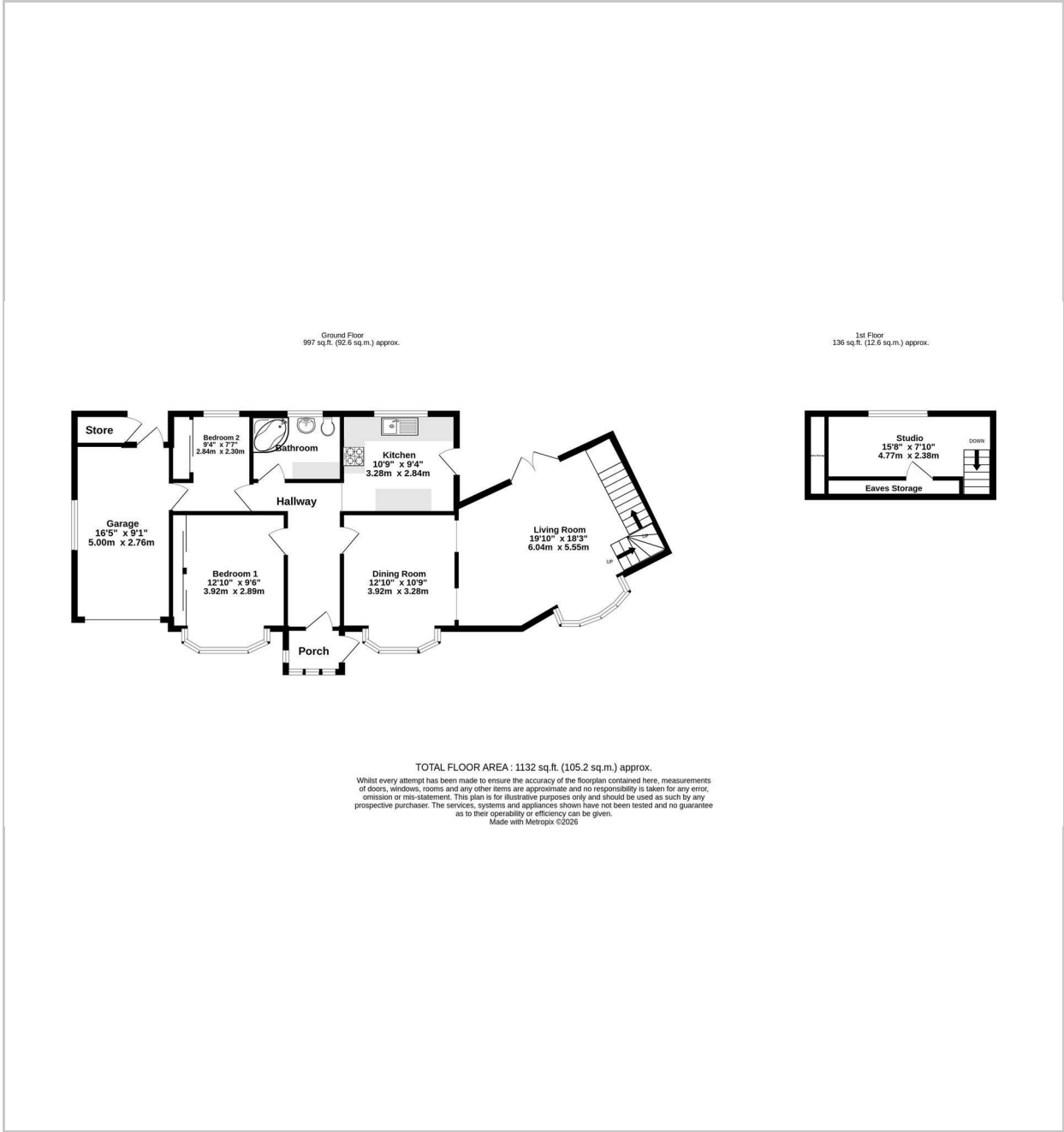
Large front garden area with flower borders, circular driveway, providing ample off-street parking and leads to a detached garage. Private rear garden low maintenance with patio areas, flower borders and garden pond.

Agents Note

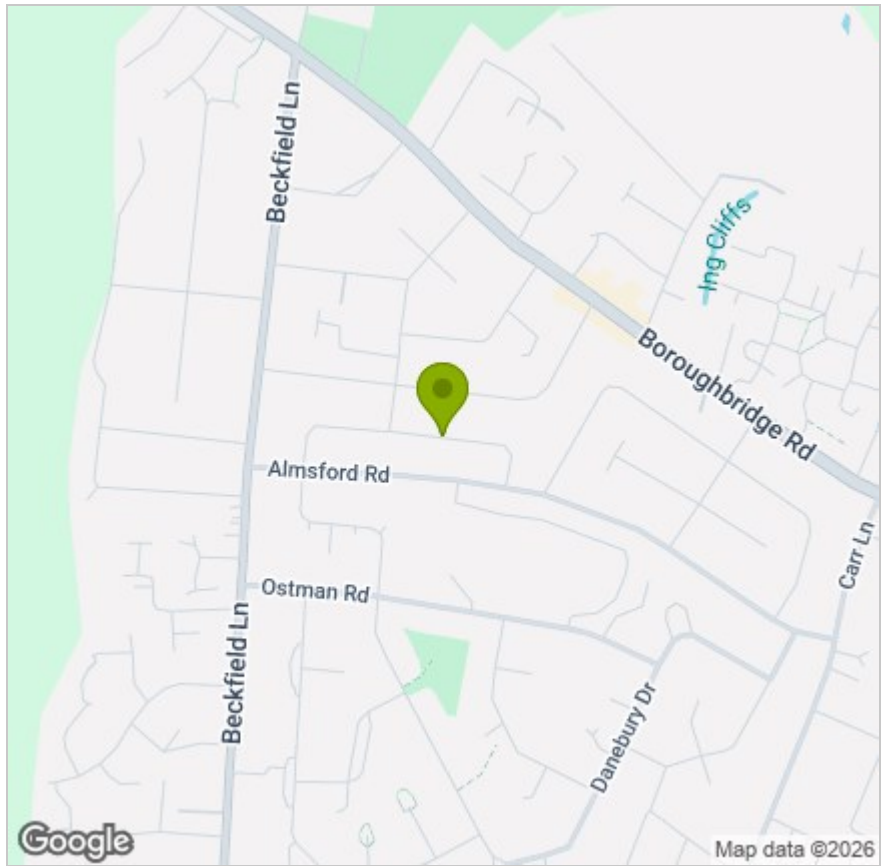
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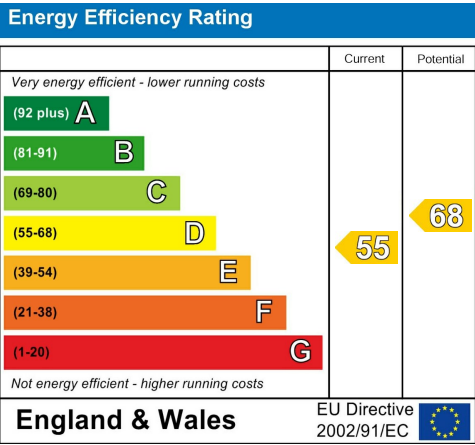
FLOOR PLAN



LOCATION



EPC



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