



4 The Village Earswick
York, YO32 9SL
Guide Price £500,000

A FABULOUS OPPORTUNITY TO PURCHASE THIS THREE BEDROOM DETACHED BUNGALOW WITH LARGE REAR GARDEN. Perfect for a growing family and located within the sought after Earswick village this property must be viewed! Internally it comprises entrance hallway, 17' lounge, separate sitting room (potential for bedroom 4), large breakfast kitchen, dining room, three bedrooms and a bathroom suite. To the outside is a front garden and driveway providing off street parking leading to a detached single garage whilst to the rear is the large garden approximately 100ft by 50ft. Please contact Churchills Estate Agents today to arrange a viewing!

Entrance Hall

Entrance door, double panelled radiator. Carpet.

Lounge

Bay window to front, further window to front, gas fire with surround, two double panelled radiators, TV point, power points. Carpet.

Sitting Room

Bay window to front, open fire, double panelled radiator, power points. Carpet.

Breakfast Kitchen

Window to side, double doors to courtyard, utility cupboard, fitted wall and base units with counter tops, one and a half sink with drainer and mixer tap, space and plumbing for appliances, power points. Tiled flooring.

Dining Room

Window to side, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 1

Windows to front and side, double panelled radiator, power points. Carpet.

Bedroom 2

Windows to rear and side, power points. Laminate flooring.





Bedroom 3

Windows to rear, storage cupboard double panelled radiator, power points. Carpet.

Bathroom

Window to side, panelled bath, wash hand basin, low level WC, single panelled radiator, part tiled walls. Vinyl flooring.

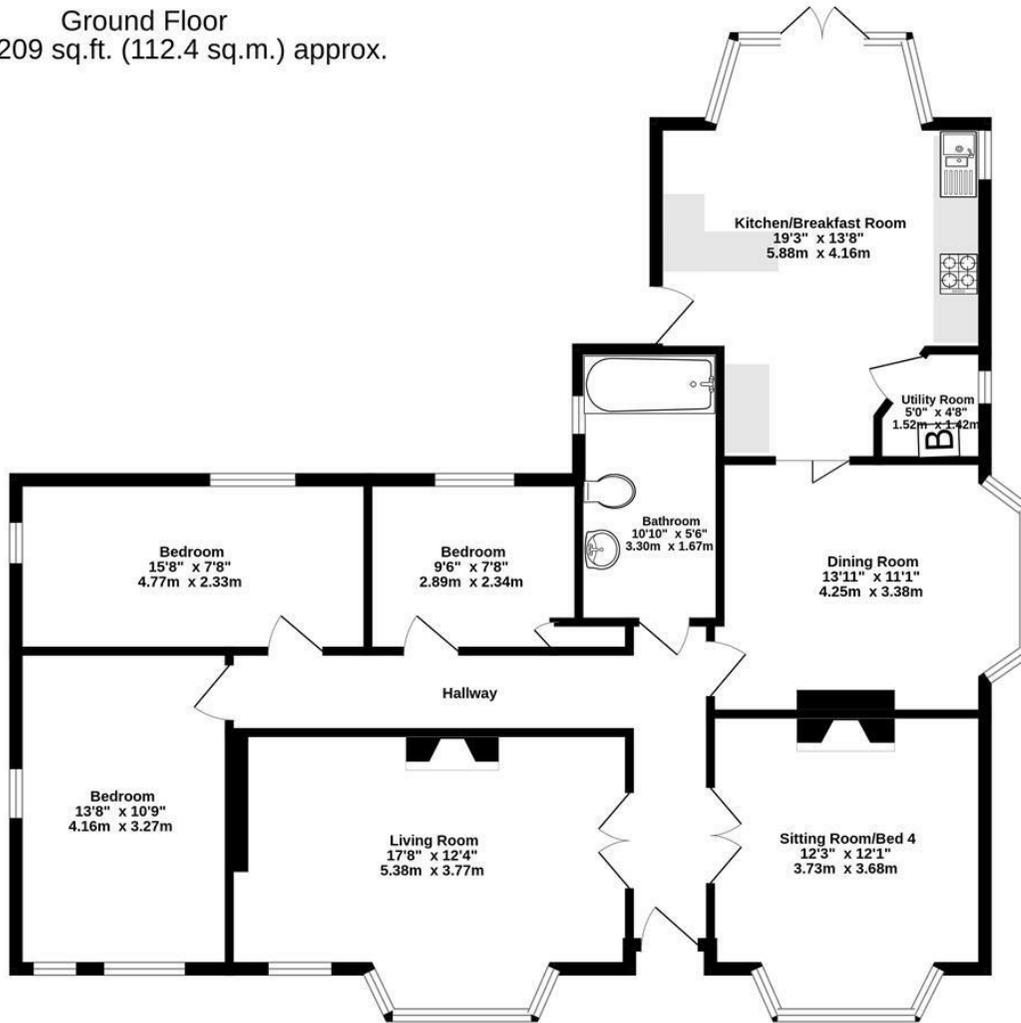
Outside

Front garden with driveway leading to a detached single garage and rear courtyard. Large lawned garden with mature trees and timber fence and hedge boundary.



FLOOR PLAN

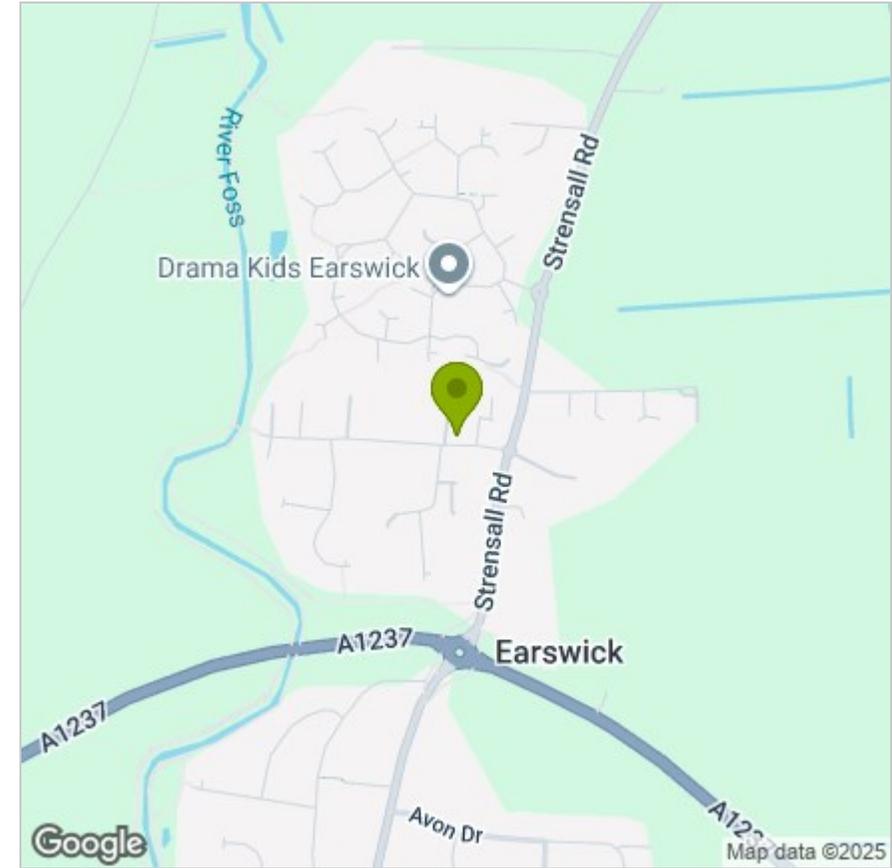
Ground Floor
1209 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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