

A WELL PRESENTED 2 BEDROOM TRADITIONAL STYLE SEMI DETACHED BUNGALOW SET IN THIS HIGHLY SOUGHT AFTER LOCATION, just off Stockton Lane being convenient for local amenities and the city centre. The property provides bright and spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises lounge/dining room, modern fitted kitchen, 2 bedrooms and a modern bathroom. To the outside is a front garden with driveway, carport and a low maintenance rear garden. An internal viewing is recommended.

Lounge/Dining Room

13'1 x 12'8 (3.99m x 3.86m) Bay window to front

Inner Hall

Doors leading to

Kitchen

9'5 x 8'8 (2.87m x 2.64m)

Modern units comprising base and wall units, sink unit, built in oven and hob, window to front, plumbing for washing machine

Bedroom 1

12'9 x 11'0 (3.89m x 3.35m) Window to rear

Bedroom 2

10'0 x 7'2 (3.05m x 2.18m) Window to rear

Bathroom

Modern suite with large walk-in shower, wash hand basin and WC, window to side

Outside

Front garden with driveway leading to a carport. Low maintenance paved rear garden with large timber shed/workshop.



















FLOOR PLAN LOCATION Ground Floor Heworth, Christ Church Bedroom 2 10'0" x 7'2" Park Cres 3.05m x 2.18m Bedroom 1 12'9" x 11'0" Hempland Lane 3.88m x 3.35m Allotments Burnholme Ave Lounge 13'1" x 12'8" The Centre @ Burnholme 3.98m x 3.86m Kitchen Coogle Map data @2025 2.87m x 2.64m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 76 (69-80) (55-68) 55 (39-54) (21-38)

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.

visits every attention has been make to ensure the account of our temporal monitoring that of others, windows, comes and any other Berns are approximate and no responsibility is taken for any entor, omission or reis-statement. This plan is for illustrative purposes only and should be used as such by any propspective purchaser. The services, systems and appliances shown have not been lested and no guarante as to their operatibility or efficiency can be given.

As to their operatibility or efficiency can be given.

Made with Memory 62025

G

EU Directive

2002/91/EC

Not energy efficient - higher running costs

England & Wales