



11 Orrin Close
York, YO24 2RA

£280,000

2 1 1 D

NO ONWARD CHAIN!

A two-bedroom detached bungalow located in the heart of Woodthorpe on this quiet cul-de-sac.

Although in need of some updating this spacious property offers plenty of scope to enhance throughout. Benefiting from Upvc double glazing, it comprises: breakfast kitchen, 22' L-shaped lounge/dining room, inner hallway, two double bedrooms and three piece house bathroom. To the outside, is a front garden, long gated driveway and rear garden with lawn and timber fenced boundary.

An accompanied viewing to see the potential on offer is strongly recommended.

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Kitchen

10'10" x 9'4" (3.30m x 2.84m)

Entrance door, Upvc windows to front and side, wall and base units, stainless steel sink and draining board, double radiator



Lounge/Dining Room

21'3" x 19'9" (6.48m x 6.02m)

Upvc bay window to front, window to side, carpets, power points, television point, double radiator

Inner Hallway

Carpeted floor, access to loft



Bedroom 1

14'9" x 10'5" (4.50m x 3.18m)

Upvc window to rear, single panel radiator, carpets and power points





Bedroom 2

9'5" x 9'4" (2.87m x 2.84m)
Sliding doors to rear, single panelled radiator, carpets and power points

Bathroom

6'3" x 5'8" (1.91m x 1.73m)
Opaque Upvc window to side, panelled bath, low level w.c., wash hand basin, single panelled radiator

To the outside

Front lawn with mature trees, long gated driveway, rear garden with timber fenced boundary, mature trees and shrubbery, lawn, timber shed

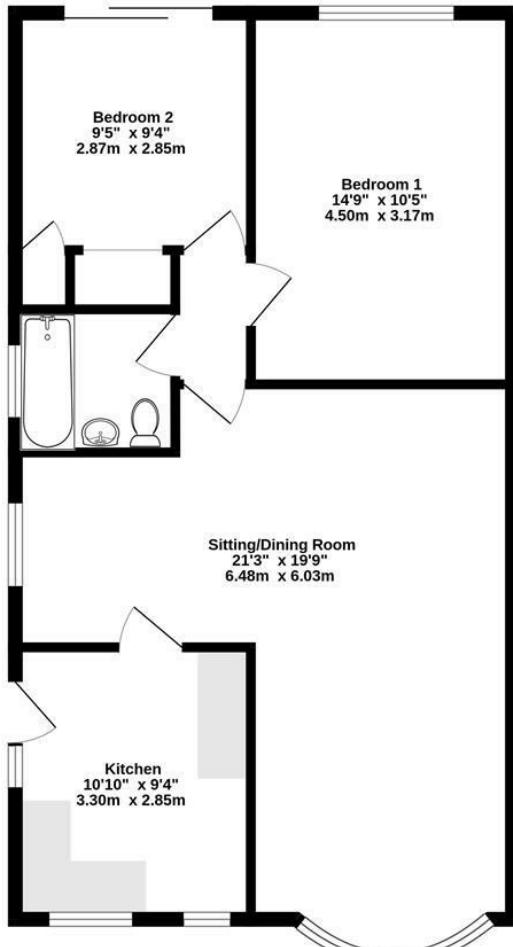
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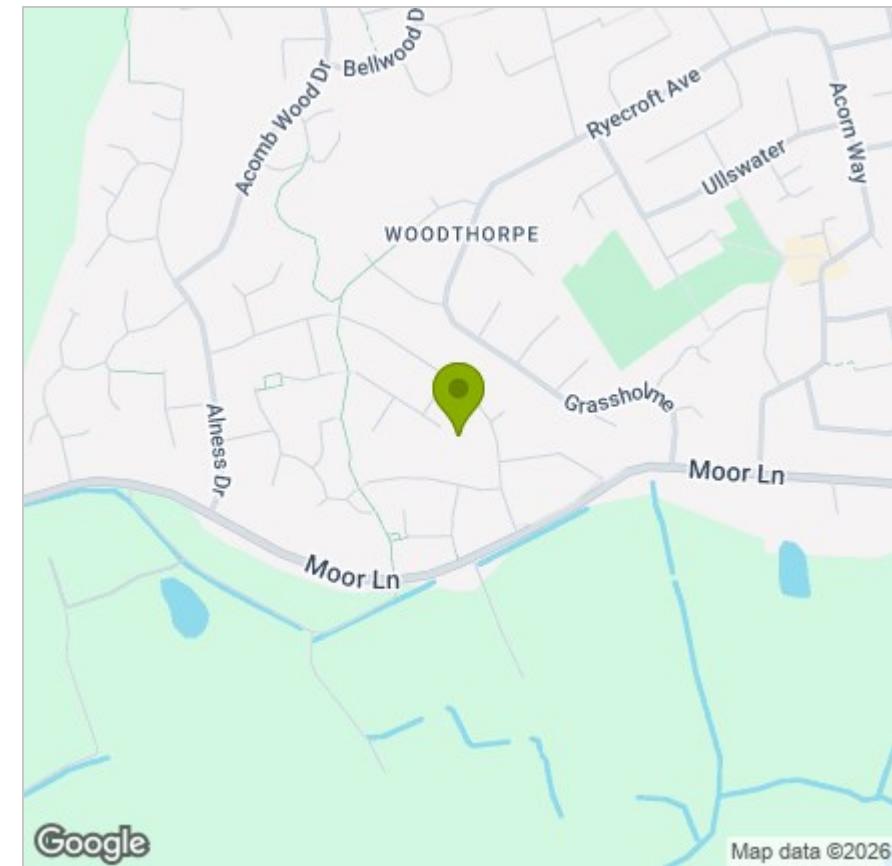


FLOOR PLAN

Ground Floor
720 sq.ft. (66.9 sq.m.) approx.



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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