



4 Elmpark Way
York, YO31 1DT
£385,000

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A three bed, two bath dormer bungalow on this quiet residential street convenient for Heworth village, outer ring road, Vanguard and Monks Cross retail parks. This bright and airy property has been updated and well maintained by the current vendor to a very good standard throughout with a versatile layout and practical outside space. Internally the property comprises; entrance hallway, with composite door, 23ft dining kitchen, separate lounge, two ground floor bedrooms, three piece bathroom, first floor landing with eaves storage, master bedroom with three piece en-suite. To the outside is a low maintenance driveway providing ample parking and the potential for electric car charging, gate leading to attached single garage with power and lighting. To the rear is a paved and gravelled landscaped garden with timber fence boundary. An accompanied viewing is strongly recommended.

Entrance Hallway

Composite entrance door, window to side, engineered wood flooring, single panelled radiator, recessed spotlights



Dining Kitchen

Kitchen area:
Fitted wall and base units, 'Granite' top with stainless steel sink and draining board with mixer tap, uPVC windows to side and rear, wood effect tiling, double woven, electric hob, integrated fridge/freezer, washing machine, recessed spotlights



Lounge

uPVC windows to front and side, engineered wood flooring, double panelled radiator, TV and power points



Bedroom 2

uPVC windows to front and side, engineered wood flooring, double panelled radiator, power points



Bedroom 3

uPVC window to side, double panelled radiator, power points



Bathroom

Two opaque uPVC windows to side, wash hand basin, low level WC, panelled bath with mains fed shower over, tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor fan

First Floor Landing

Velux window to front, eaves storage, carpeted flooring

Master Bedroom

uPVC window to rear, Velux window to front, fitted wardrobes, laminate flooring, single panelled radiator, power points

En-Suite

Velux window to front, panelled bath with mixer shower head over, low level WC, wash hand basin, tiled walls, tiled flooring, towel radiator, storage cupboard, extractor fan

Outside

Low maintenance front driveway, side access, gated access to garage. Rear paved and gravelled garden, timber fence boundary and outside tap

Garage

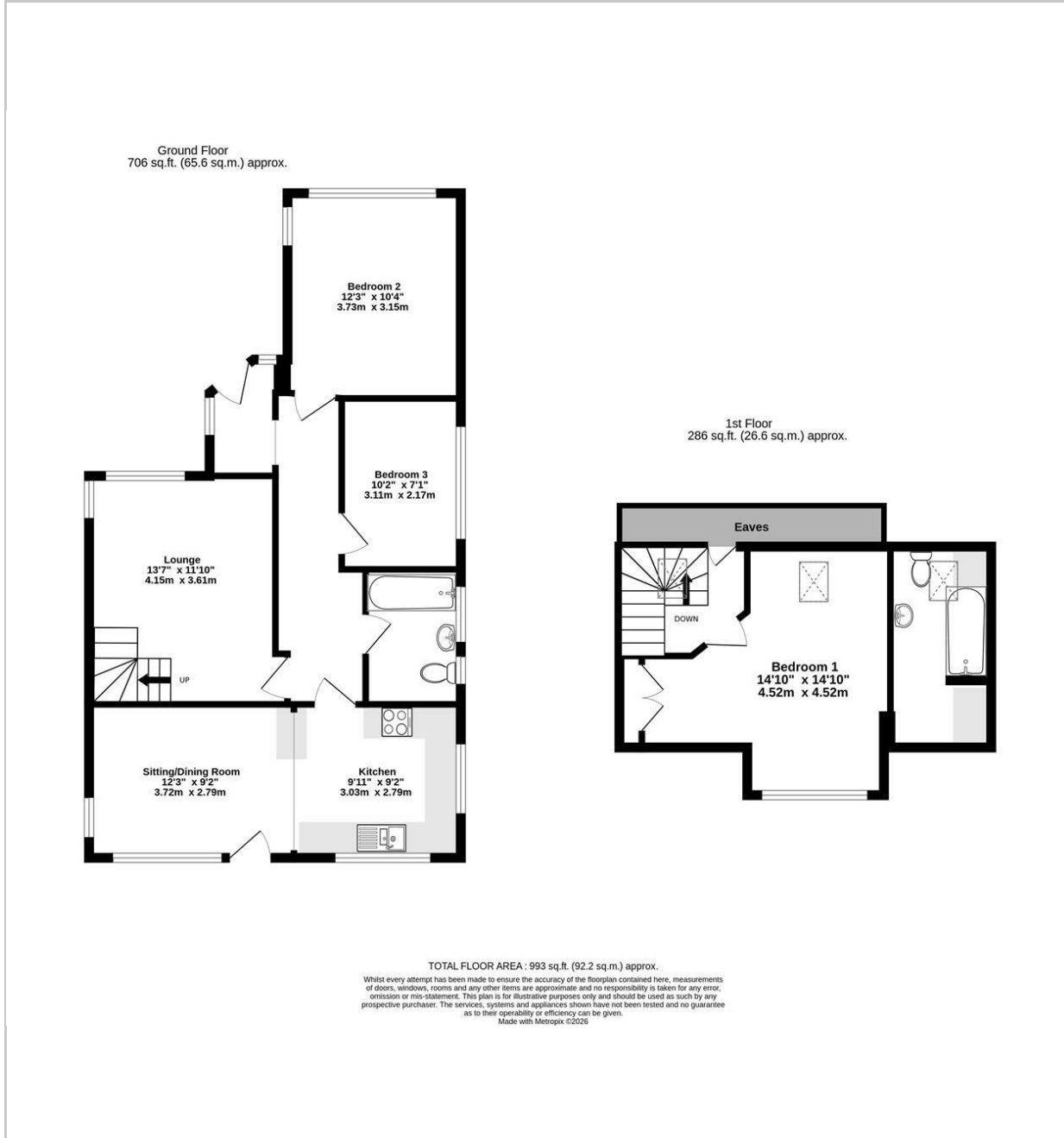
Power and lighting

Agents Note

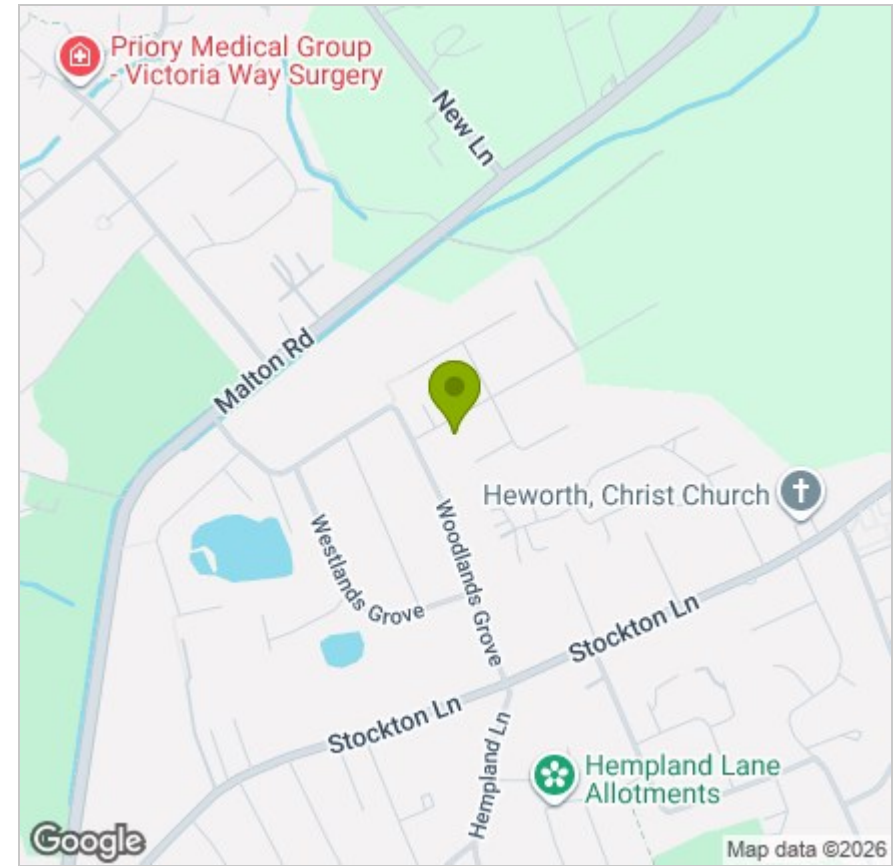
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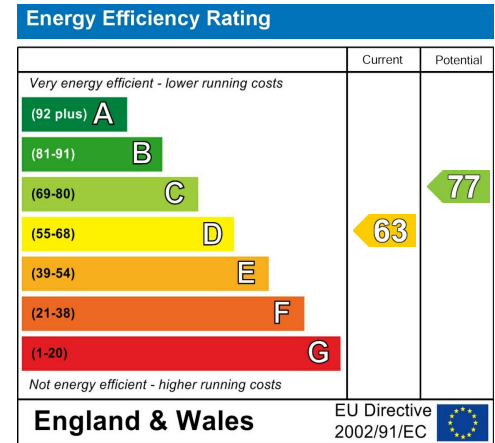
FLOOR PLAN



LOCATION



EPC



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