



18 Hazel Garth  
York, YO31 1HR

Guide Price £270,000



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

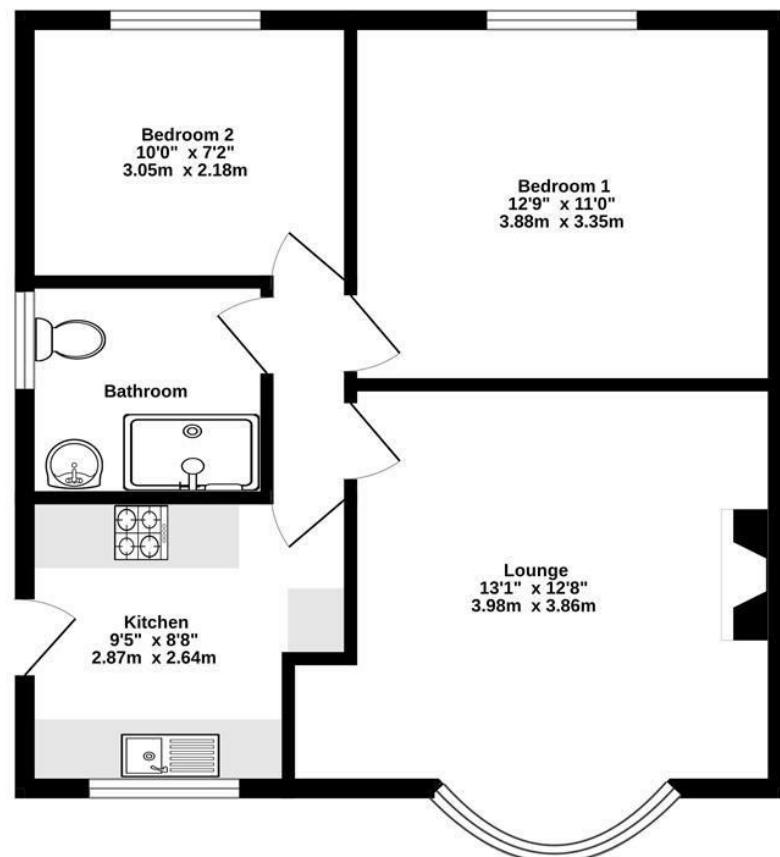
Front garden with driveway leading to a carport. Low maintenance paved rear garden with large timber shed/workshop.





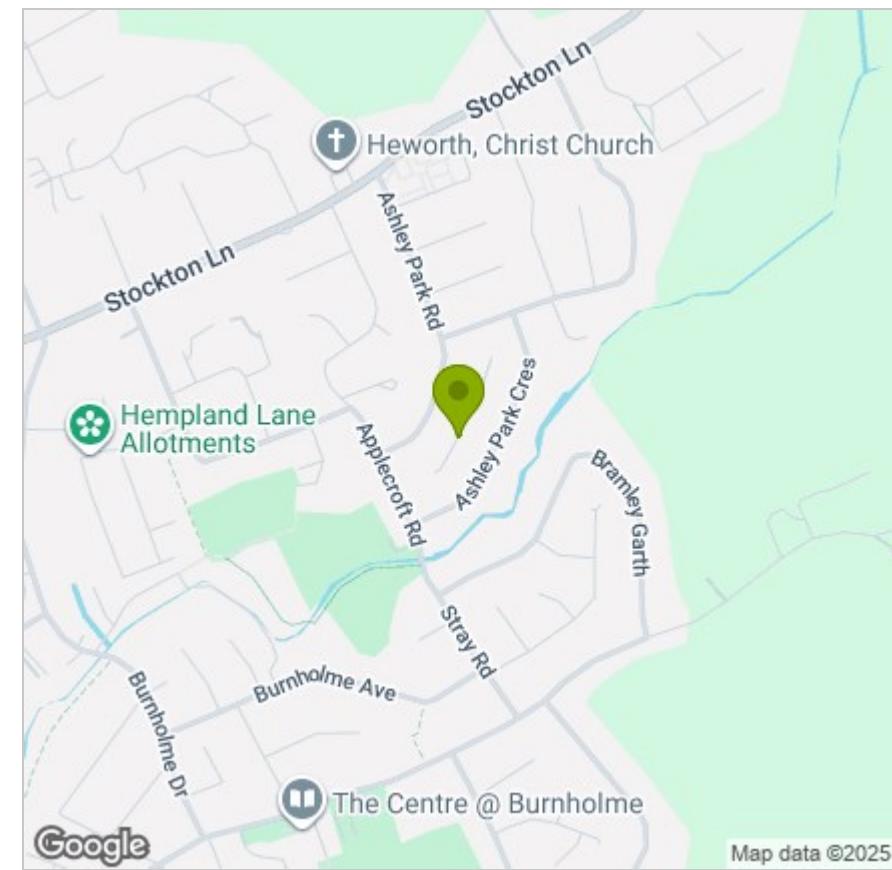
## FLOOR PLAN

### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 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	
(69-80)	C	76
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.