



31 Turners Croft  
YO10 5EL  
£350,000

A superb opportunity to purchase this semi-detached two bedroom bungalow in one of York's most sought after developments part of Heslington village close to York university and the city centre, excellent travel links and nearby amenities. This superb home is ready to move into and benefits from uPVC double glazing, gas central heating and plenty of storage options.

The well presented living accommodation comprises; entrance hallway, 15ft lounge, kitchen, dining room with glazed doors onto garden, two good sized double bedrooms with fitted wardrobes and three piece house bathroom suite.

To the outside is a useful front courtyard with off street parking whilst to the rear is an impressive landscaped garden with sitting areas, lawn, flower borders and timber fence boundary.

An accompanied viewing is strongly recommended.

### Entrance Hallway

Composite entrance door, column radiator, engineered wood flooring, power points, storage cupboards, loft access



### Lounge

15'4 x 12'11 (4.67m x 3.94m)

uPVC window to rear, engineered oak flooring, radiator, power points, storage cupboard, television points



### Kitchen

12'7 x 8'1 (3.84m x 2.46m)

Fitted wall and base units with counter top, sink and draining board with mixer tap over, built in oven and hob, integrated dishwasher and fridge freezer, engineered wood flooring, power points



### Dining Room

12'11 x 8'5 (3.94m x 2.57m)

Glazed window and door to rear, engineered wood flooring, double panelled radiator, power points





### **Bedroom 1**

12'4 x 11'11 (3.76m x 3.63m)

uPVC double glazed window to front, fitted wardrobes, double panelled radiator, carpet, power points

### **Bedroom 2**

12'7 x 10'6 (3.84m x 3.20m)

uPVC window to front, double panelled radiator, fitted wardrobes, carpet, power points

### **House Bathroom**

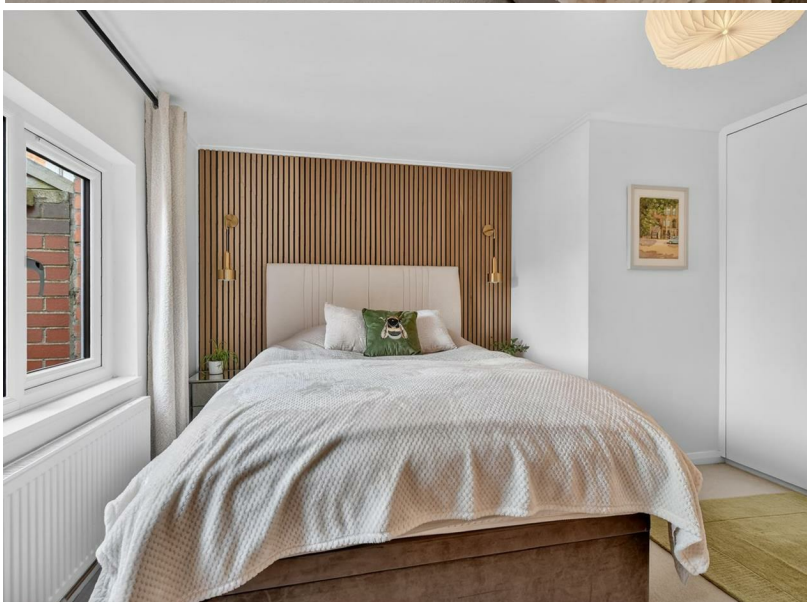
Panelled bath with mains shower over, low level w.c., wash hand basin, tiled walls, tiled flooring, towel radiator, shaver point, extractor fan

### **To the outside**

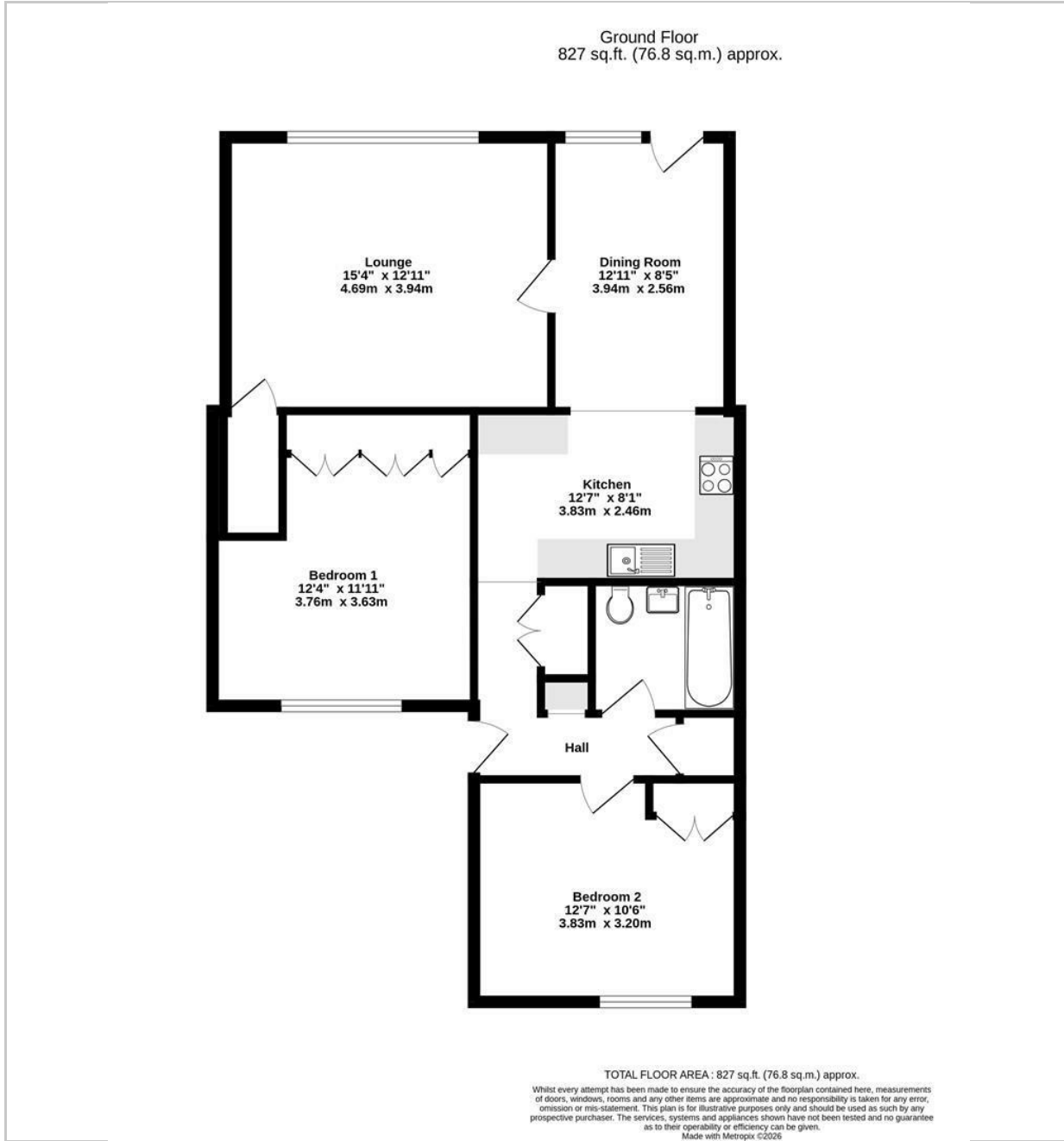
Front courtyard with timber gate, rear enclosed lawn garden with sitting areas including timber decked area, flower borders, trees and shrubbery

### **Agents Note:**

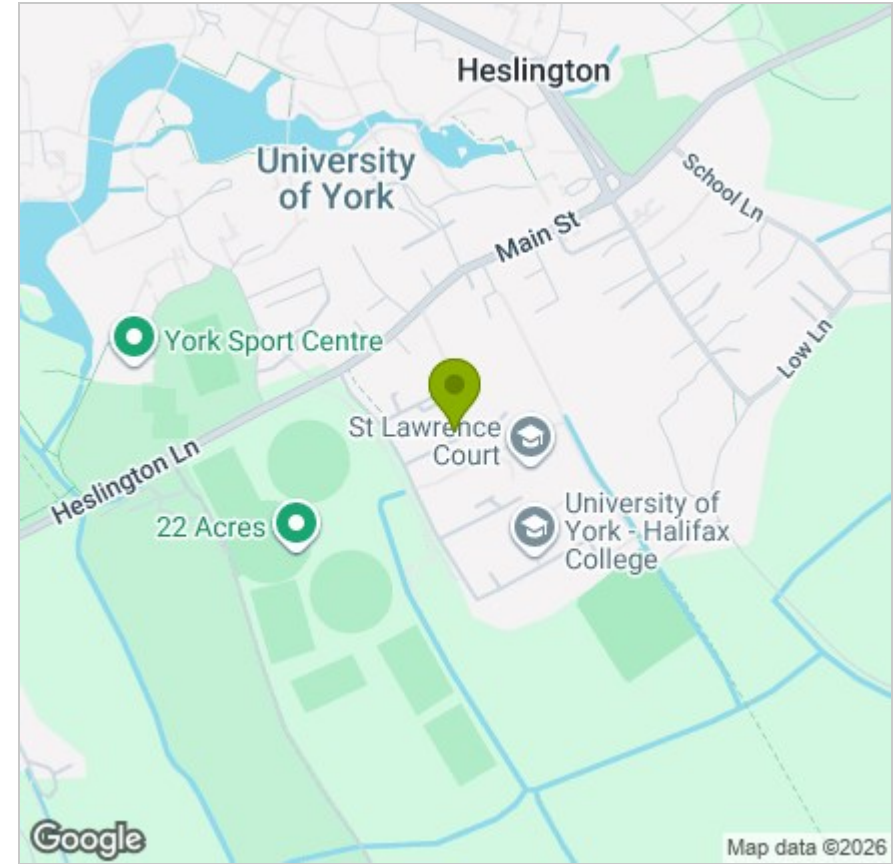
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our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



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.