



**RE/MAX**  
Prime Estates



**39 York Crescent, Wollaston, DY8 4RT**  
**£399,995**

Tucked away in the sought-after York Crescent, Wollaston, this fully refurbished and modernised three-bedroom detached bungalow is ready for you to move straight in.

Step inside to find a spacious and inviting reception room, perfect for relaxing with family or entertaining friends. The three generous bedrooms offer plenty of space, whether you need room for a growing family, guests, or even a home office. The modern bathroom has been thoughtfully designed with both style and practicality in mind.

Outside, the resin gravel driveway adds a smart, contemporary touch while providing ample parking for multiple vehicles—a real bonus for busy households.

With local amenities, schools, and parks just a short stroll away, this home offers both convenience and a sense of community. If you're looking for a stylish, low-maintenance bungalow in a fantastic location, this one's not to be missed!

## Approach

With a resin gravelled driveway to the front, access to the garage and a door leading to;

## Entrance Hall



With a door leading from the driveway, doors to various rooms, loft access hatch and a central heating radiator

## Living Room 12'4" x 13'10" (3.76 x 4.24)



With an opening from the entrance hall, being open plan to the dining room and kitchen, double glazed windows to the side and a central heating radiator

## Dining Room 11'4" x 12'3" (3.47 x 3.74)



Being open plan to the living room and kitchen, floor

mounted units, a double glazed window to the rear and a central heating radiator

## Kitchen 7'3" x 12'3" (2.23 x 3.74)



Being open plan to the dining room with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, freestanding 'range' style cooker with extractor hood above, a double glazed window to the side and a double glazed door leading to the rear garden

## Bedroom 10'5" x 13'4" (3.20 x 4.08)



With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

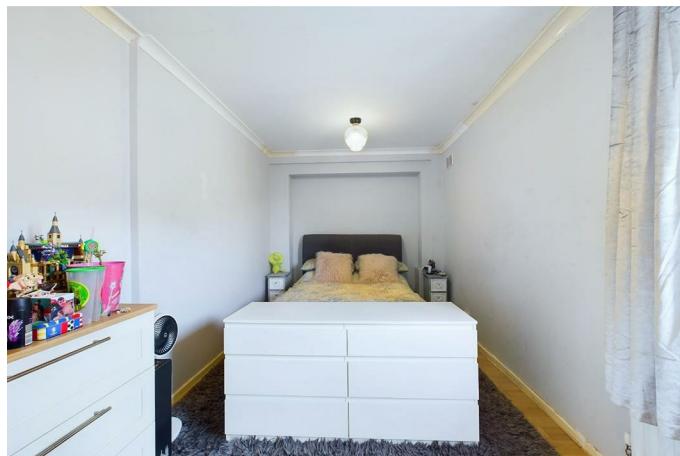
### Bedroom 10'5" x 11'7" (3.20 x 3.54)



With a door leading from the kitchen, resin gravel patio area to the front with raised lawn beyond, further raised beds to the rear and access to the front via gate

With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

### Bedroom 8'6" x 16'4" (2.61 x 5.00)



With a door leading from the entrance hall, a double glazed window to the side and a central heating radiator

### Garage 11'6" x 18'5" (3.52 x 5.63)

With a garage door from the driveway, a window to the side and a door offering access to the rear garden

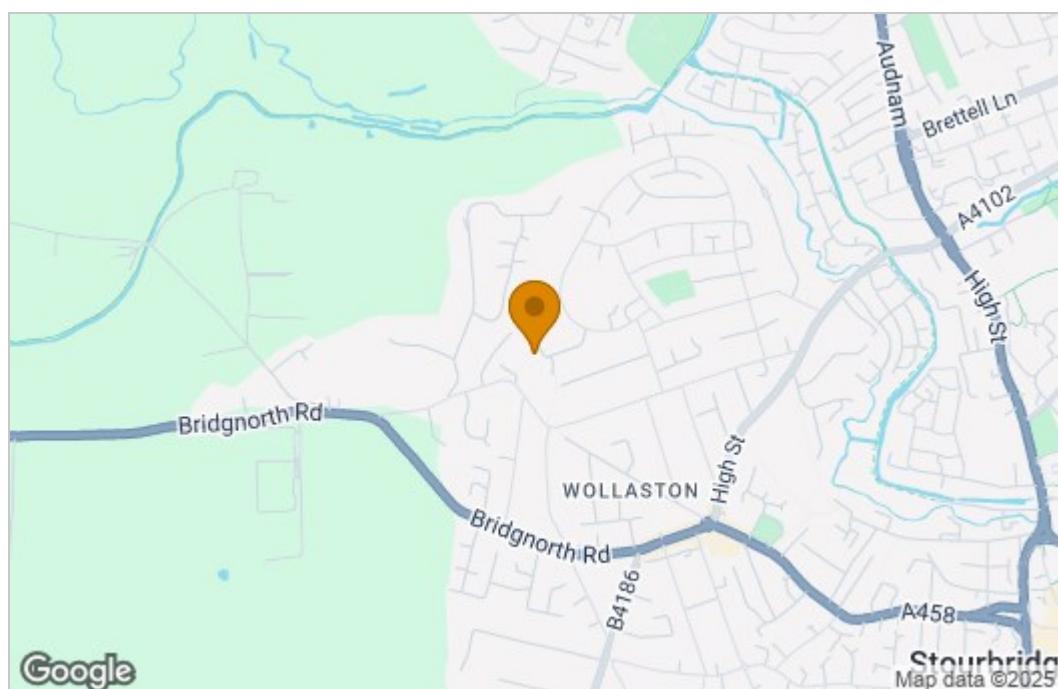
### Garden



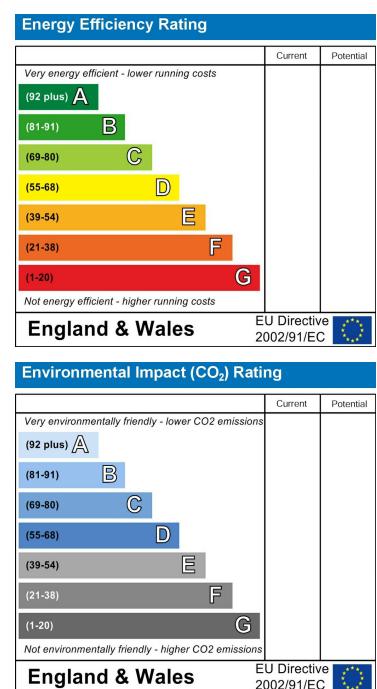
## Floor Plan



## Area Map



## Energy Efficiency Graph



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