...Your proactive estate agent

2 Whitby Drive, Heworth, York, YO31 1EX

Offers Over £250,000

Park Row

DETACHED BUNGALOW TWO BEDROOMS** OFF STREET PARKING** This detached bungalow briefly comprises: entrance, kitchen, lounge, two bedrooms and a shower room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'

Ground Floor Accommodation

Entrance
Composite panel effect door, top section having two frosted and leaded double glazed panels.

Kitchen
3.54 x 3.11 (11'7" x 10'2")
Range of sage base and wall units in a shaker style with chrome handles. There is a one an a half bowl pot sink and drainer with chrome mixer tap over set into granite effect work surface with matching upstand. Integrated brushed steel electric oven, integrated four ring ceramic hob with brushed steel splash back and extractor fan with down lighting. Plumbing for washing machine. UPVC door top section having frosted glass to side elevation. UPVC double glazed window to front elevation, wood effect flooring, central heating radiator and door leading through into:

Lounge
4.08 x 3.34 (13'5" x 10'11")
UPVC double glazed window to front elevation, central heating radiator, television and telephone point.

Hallway
1.60 x 0.93 (5'3" x 3'1")
Loft access. Doors leading off.

Bedroom One
3.33 x 3.19 (10'11" x 10'6")
UPVC double glazed window to rear elevation, central heating radiator and television point.

Bedroom Two
3.57 x 2.16 (11'9" x 7'1")
UPVC double glazed window to rear elevation, central heating radiator and television point.

Shower Room
2.46 x 1.70 (8'1" x 5'7")
Walk in shower cubicle with chrome trimmed sliding doors with chrome shower and chrome controls. Wet walled to ceiling height with extractor fan. White low flush w.c with hidden cistern with chrome controls. White wash hand basin with chrome mixer tap and tiled splash back set into a white high gloss vanity unit with chrome handles. UPVC double glazed frosted window to side elevation, heated towel rail, central heating radiator and wood effect flooring.

Exterior

Front
Storm porch, flagged path running along the front of the property with decorative patio/ hard standing. Boundaries are defined by brick walls and coping. There is a driveway leading to timber access gates to give access to car port.

Side
Floodlight on PIR sensor. Driveway continues to the rear of the property.

Rear
Flagged patio area/hard standing. Garden is laid to lawn with herbaceous borders, trees and shrubs. Garden is enclosed with timber fencing, concrete posts and hedging. Further outside light and pathway.

Heating and Appliances
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

Making an offer
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

Measurements
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Opening hours
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

The Property Ombudsman

Park Row

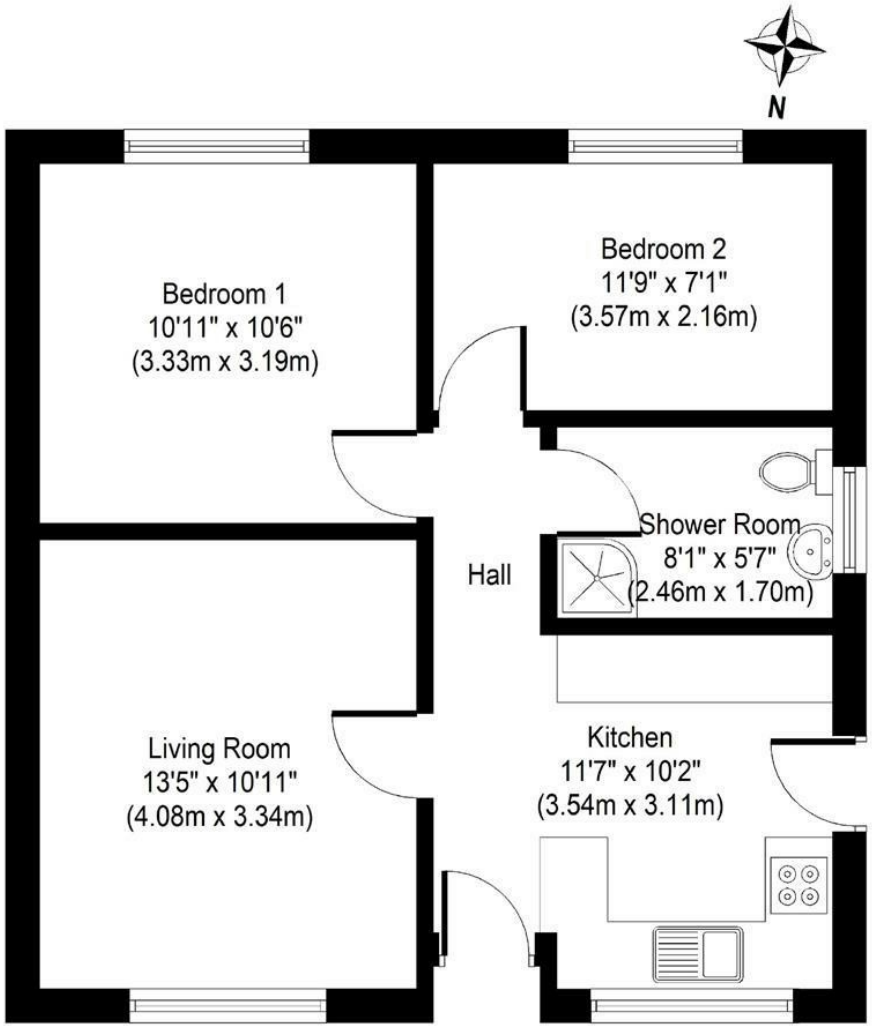
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
KIPPAX - 0113 8160111
CASTLEFORD - 01977 558480

Viewings

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

The Property Ombudsman

Park Row



Approximate Floor Area
551 Sq. ft.
(51.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 or tenant. 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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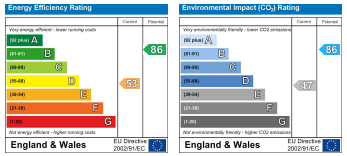

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