



STABLERS WALK, EARSWICK, YORK,
YO32 9UZ

£370,000

3 BEDROOM DETACHED BUNGALOW
EPC Rating: D

LINLEY &
SIMPSON

Offered with no onward chain, this spacious three bedroom detached bungalow features generous front and rear gardens, an attached garage and additional off street parking. Placed in a cul-de-sac in the popular village of Earswick, the property has excellent access onto the outer ring road and on towards the A64. There are also additional amenities close by including both Monks Cross and Vangarde shopping parks.

The internal accommodation begins with an entrance hallway with immediate access to a useful cupboard housing the central heating boiler. The main living space is a large lounge, bathed in light from windows on two elevations. The entrance hall also has access to a modern dining kitchen with a range of tasteful wall and base units and built-in appliances including an oven, hob, microwave, fridge, freezer and a dishwasher. The accommodation continues with an impressive primary bedroom with a range of built-in wardrobes. There is also a second double bedroom and a smaller third bedroom which would make an excellent home office. There is then a modern shower room and the property is completed with a separate W.C. There are the additional advantages of gas central heating and double glazing throughout.

Outside the house is a delightful lawned rear garden with a gravelled area and a paved pathway. To the front is a driveway with off street parking and access to a garage with light and power.

A viewing is highly recommended to appreciate both the location on offer and the space of the accommodation.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

Entrance Hall

Entrance door, window to front elevation and cupboard housing central heating boiler and radiator.

Lounge

16'11" x 13'7" (5.16m x 4.14m) Bay window to front elevation, two radiators and additional window to side elevation.

Dining Kitchen

17' x 10' (5.18m x 3.05m) Wall and base units, work surfaces, sink, built-in oven, hob, microwave, fridge, freezer, dishwasher, radiator and window to side elevation.

Inner Hall

Storage cupboard and radiator.

Bedroom 1

13' x 9'7" (3.96m x 2.92m) Window to rear elevation, radiator and built-in wardrobes.

Bedroom 2

9'11" x 12'7" (3.02m x 3.84m) Window to rear elevation and radiator.

Bedroom 3

7'11" x 9'3" (2.41m x 2.82m) Window to side elevation and radiator.

Shower Room

Three piece suite with shower cubicle, sink, W.C., radiator and window to side elevation.

Rear Hall

Door to rear.

Separate W.C.

W.C. and window to rear elevation.

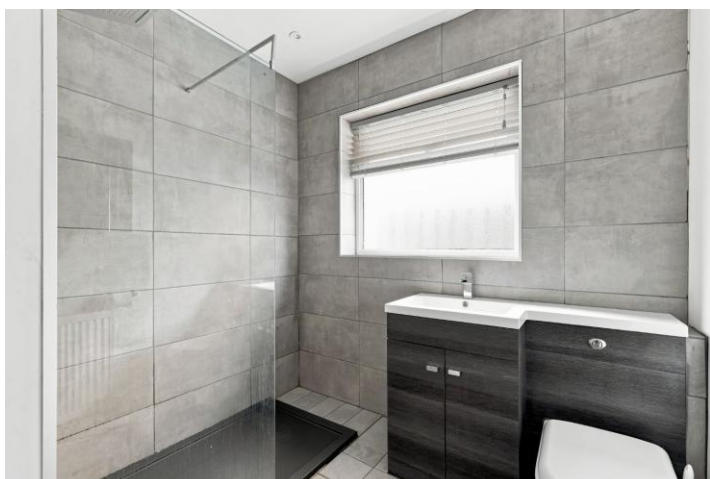
Exterior

Rear garden with large lawned area, low maintenance front garden, driveway and garage with light, power and consumer unit.

Material Information

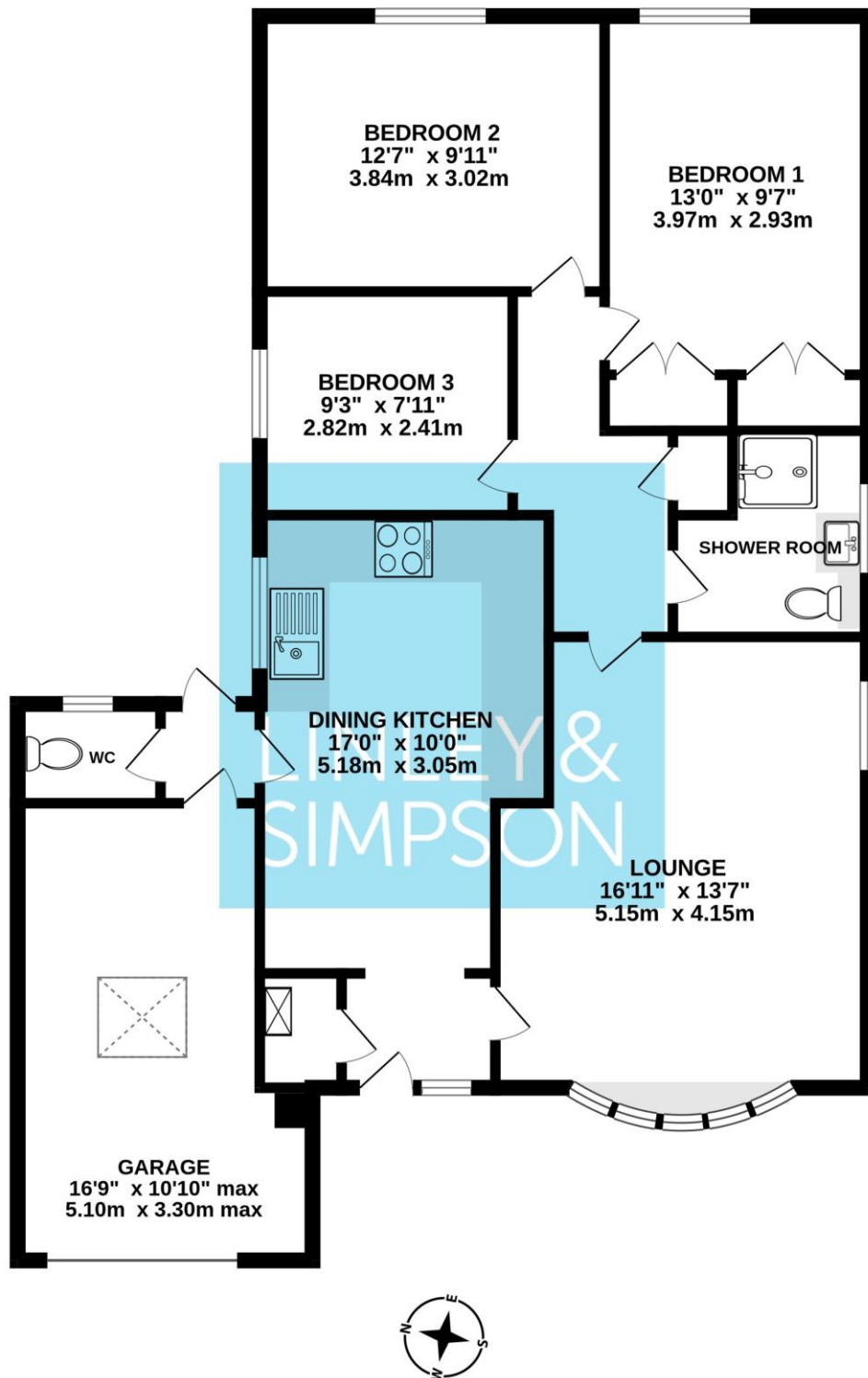
Freehold.

Council tax band D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.