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LINLEY & SIMPSON

DORIAM DRIVE, HUNTINGTON, YORK, YO31 9JE

£225,000

1 BEDROOM DETACHED BUNGALOW
EPC Rating: D

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This delightful one bedroom detached bungalow is placed at the end of a cul-de-sac in the popular Huntington area of the city and benefits from a lawned rear garden, an attached garage and additional off street parking. Offering good links with the city centre, the property also has additional amenities close by and easy access to both Monks Cross and Vangarde shopping parks. In additional there is a simple route heading towards the outer ring road.

The well-presented internal accommodation is entered directly into a fitted breakfast kitchen. Featuring a range of wall and base units there is a built-in oven, a hob, a space for a washing machine and also a fold down breakfast table. The main living space is the front of the home, where a well-proportioned lounge is bathed in light from a large bay window. To the rear is a generous double bedroom which overlooks the rear garden. A rear hallway gives access to a three piece family bathroom, the outside of the property and also a useful storage cupboard housing the central heating boiler. In addition to gas central heating there is also double glazing throughout.

Outside the bungalow is the wonderful lawned rear garden. There is a paved pathway running around the outside with additional borders and a large hedge gives a secluded feel. There is also a wooden shed. Attached to the side of the bungalow is a garage with light, power points and a roller door. A gravelled area is placed to the front and gives additional off street parking.

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. For details on any potential long term flood risk, please check the government long term flood risk website.

Breakfast Kitchen

14'7" x 7'6" (4.45m x 2.29m) Entrance door, wall and base units, work surfaces, sink, built-in oven, hob, extractor, space for washing machine, fold up breakfast table, windows to side elevation and two radiators.

Lounge

11'5" x 10'10" (3.48m x 3.3m) Bay window to front elevation and radiator.

Bedroom

11'5" x 10'10" (3.48m x 3.3m) Window to rear elevation and radiator.

Rear Hall

Door to side elevation, radiator and cupboard housing central heating boiler.

Bathroom

Three piece suite with bath with shower over, sink, W.C., window to rear elevation, radiator and mirrored cabinet.

Exterior

Lawned rear garden with paved path, borders, hedge boundary and wooden storage shed. Garage with light, power and roller door. Additional off street parking on gravelled area to front.

Material Information

Freehold.
Council tax band B.

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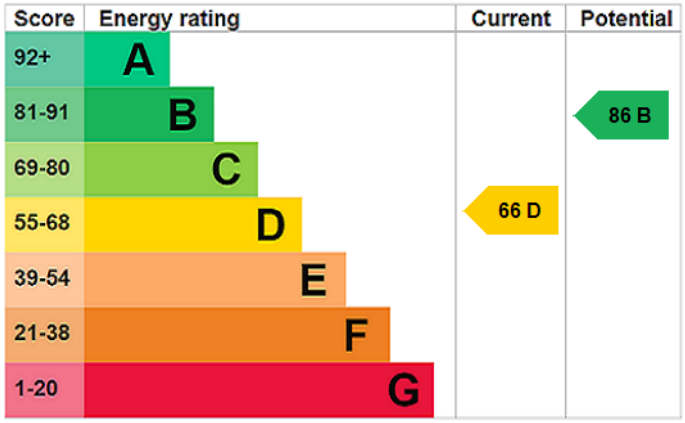
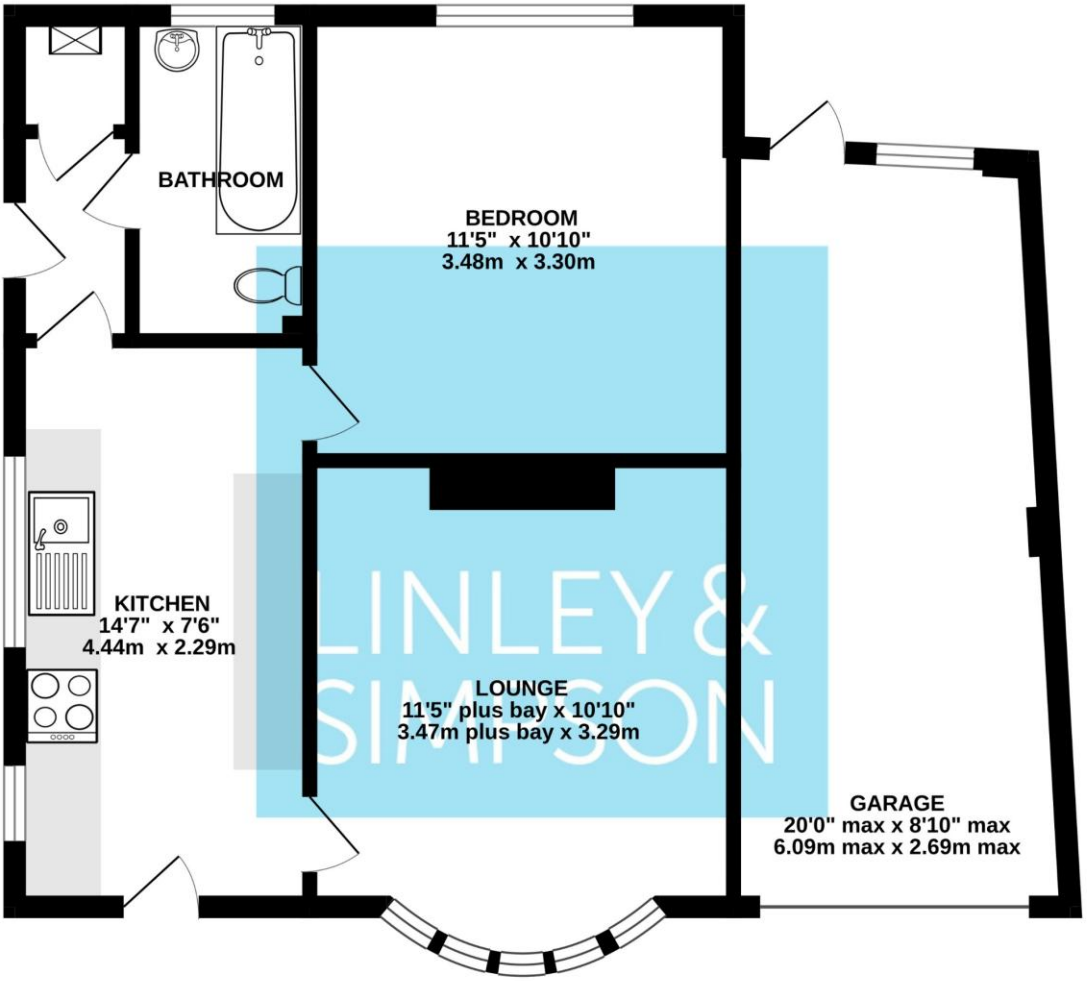


GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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.