



HEATH MOOR DRIVE, FULFORD,
YORK, YO10 4NF

£285,000

2 BEDROOM SEMI DETACHED BUNGALOW
EPC Rating: D

LINLEY &
SIMPSON

This well-proportioned two bedroom semi-detached bungalow is located in a hugely popular area of the city and benefits from a generous rear garden, a garage and additional off street parking. Placed to the south of the city, the property has good links with the city centre and many amenities close by. There is also a simple route heading out towards York designer outlet and both the A64 and the A19.

The internal accommodation begins with an entrance hallway to the side of the bungalow. The entrance hall leads to the main living space, a generous lounge/diner with a fireplace and a living flame gas fire. The room is bathed in light from a large window overlooking the front garden and has ample space for both living and dining. The accommodation continues with a fitted kitchen with a built-in oven, a hob and also a cupboard housing the central heating boiler. To the rear of the property is a spacious primary bedroom with another large window, this time overlooking the rear garden. There is then a second bedroom which has the advantage of a French door, leading to a useful small conservatory. The bungalow is completed with a three piece shower room/wet room. There are also the advantages of gas central heating and double glazing throughout.

Outside the property is a lawned front garden and a driveway which leads down the side of the bungalow to the garage, giving ample off street parking space. The impressive rear garden is low maintenance and boasts a decorative gravel, paving and decking. There is also a pond tucked behind the garage. A viewing is recommended to appreciate the size of the plot on offer.

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, radiator and loft access.

Lounge/Diner

17'9" x 13' (5.4m x 3.96m) Window to front elevation, radiator, fireplace and living flame gas fire.

Kitchen

10'5" x 6'9" (3.18m x 2.06m) Wall and base units, work surfaces, sink, built-in electric oven, gas hob, extractor, window to front elevation, radiator and cupboard with central heating boiler.

Inner Hall

Bedroom 1

11'9" x 10'10" (3.58m x 3.3m) Window to rear elevation and radiator.

Bedroom 2

8'2" x 8'9" (2.5m x 2.67m) Window to rear elevation, radiator and French door leading to conservatory.

Conservatory

Windows to side and rear elevations and French doors leading to garden.

Shower Room/Wet Room

Three piece suite with shower area, sink, W.C., window to side elevation and fan heater.

Exterior

Gravelled rear garden with paved and decked areas. There is also a decorative pond. Lawned front garden, driveway and garage.

Material Information

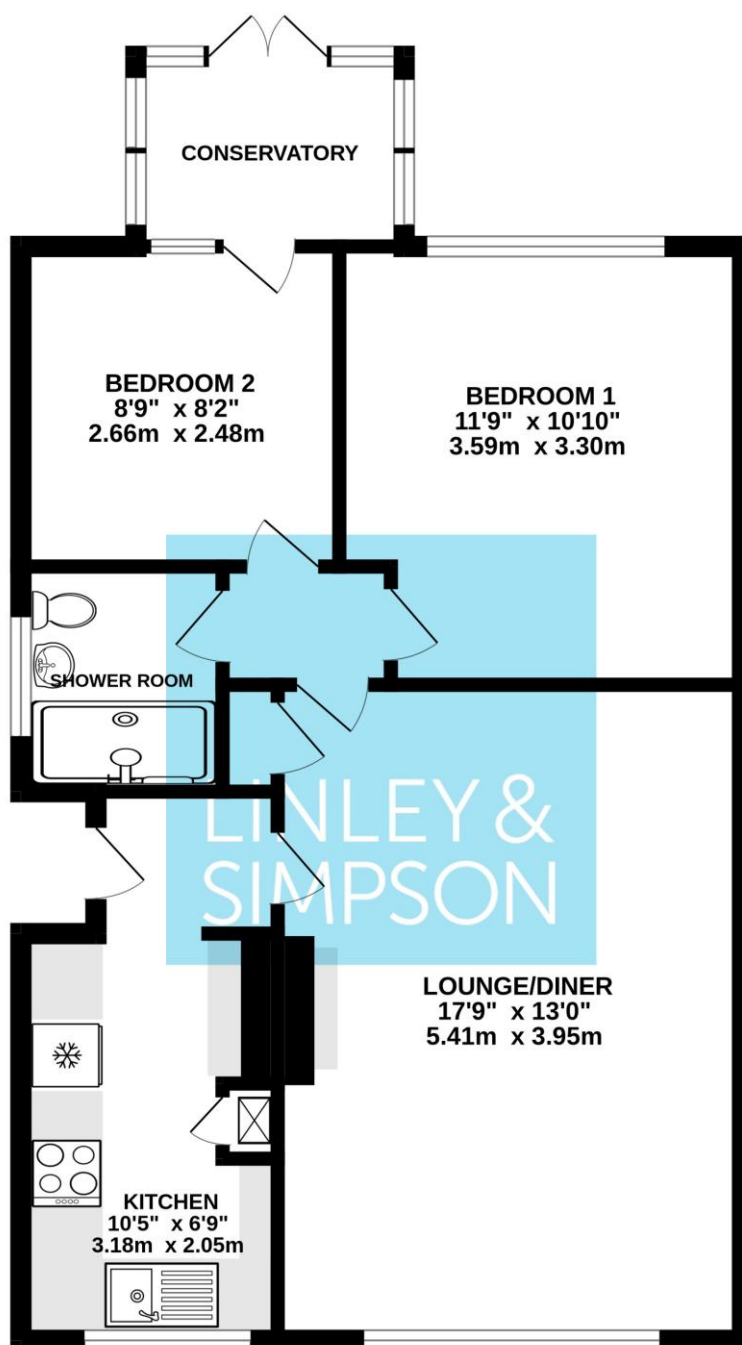
Freehold.

Council tax band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	69 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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.