



20 Crossways  
, York YO10 5JQ



**20 Crossways**  
**, York YO10 5JQ**  
**£299,000**

A pretty detached bungalow situated in the very popular area of Badger Hill close to local amenities. The bungalow is bigger than you would perhaps expect with a dining kitchen, conservatory, two bedrooms, lounge and large bathroom. The back garden looks over the school field so it feels very private and perfect for those summer months. With the added benefit of no chain.

EPC Rating D  
Council Tax Band C

**Side Entrance Door**  
UPVC door into the kitchen.

**Kitchen/Diner**  
**18'3 x 8'7 (5.56m x 2.62m)**  
Spacious kitchen/diner fitted with wall and base units and coordinating worktops. Integrated double oven. Integrated 4 ring gas hob with extractor fan over. Space for under counter fridge. Space and plumbing for washing machine. Two UPVC windows. UPVC double doors leading into the conservatory. UPVC part glazed rear door leading into the garden. UPVC part glazed side door.

**Conservatory**  
**13'9 x 9'1 (4.19m x 2.77m)**  
Brick base conservatory with UPVC double doors from the kitchen. UPVC double doors leading into the garden. UPVC roof. Radiator.

**Bedroom One**  
**13'6 x 10'11 max (4.11m x 3.33m max)**  
Built in wardrobes, drawers and bedside tables. UPVC window looking into the conservatory.







### Inner Hallway

Loft access with remote controlled ladder and hatch. Loft is boarded with light.

### Lounge

13'9 x 10'11 (4.19m x 3.33m)

Gas fire with surround and hearth. UPVC bow window. Two radiators.

### Bedroom Two

8'8 x 8'5 (2.64m x 2.57m)

UPVC bow window. Radiator.

### Bathroom

9'8 x 5'5 (2.95m x 1.65m)

Fully tiled four piece suite comprising; Bath, shower cubicle, sink with vanity unit and toilet. Opaque UPVC window. Radiator.

### Outside

To the front of the property is a walled paved driveway, offering ample off street parking.

To the rear of the property is a low maintenance garden, with small lawned area, paved patio and low level planting borders. To the left hand side of the property is gated access, helpful for bikes and bins.

### Storage / Garage

A useful storage room with UPVC door and UPVC window. Great storage space.

To the rear there is another storage area with door access.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

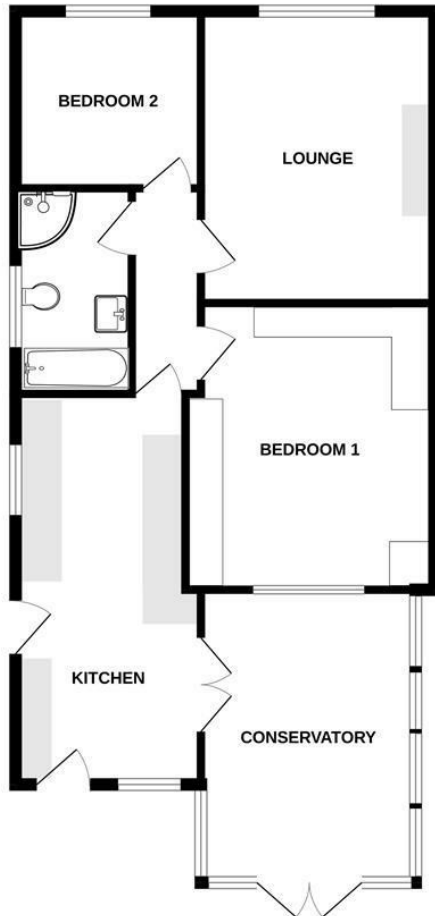
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

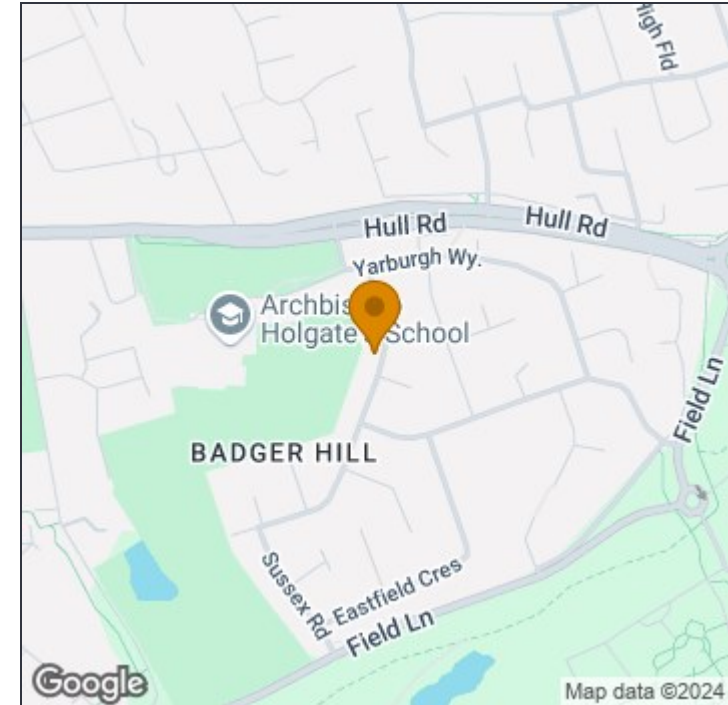


GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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