



Harton, York
YO60 7NP

£450,000



A skilfully extended and well proportioned detached bungalow, set in the heart of this ever popular village and positioned within generous gardens offering scope for further improvement. The property is offered for sale with vacant possession and no onward chain.

This substantial bungalow provides flexible three bedroom accommodation, ideal for families or retirees, and features a superb rear breakfast kitchen and well balanced living space throughout.

The front entrance hall which also serves as a utility room, fitted with an L shaped worktop and sink unit, with a rear door opening onto the gardens. A particular feature of the property is the impressive open plan breakfast kitchen forming part of the rear extension. Fitted with a range of high and low level units with butcher's block worktops, tiled splashbacks and an inset ceramic sink, the kitchen includes a floor mounted gas range cooker with extractor canopy, built in dishwasher, space for a freestanding fridge freezer and a solid fuel burning cast iron stove. There is ample space for a breakfast table, along with tiled flooring and ceiling downlighters.

The L shaped living room features oak flooring, a feature fireplace with tiled hearth and cast iron basket grate, built in storage cupboards and patio doors opening to the rear garden.

There are three generous double bedrooms. The main bedroom sits to the front and benefits from a bay window and built in wardrobes, while the remaining bedrooms are well proportioned and served by radiators.

The house bathroom is fitted with a modern suite including bath and separate walk in shower, complemented by tiled flooring and recessed lighting. A separate cloakroom provides additional convenience and access to the integral store.

Externally, the property is set back from Main Street with a substantial gravelled driveway providing turning space and off street parking. The gardens extend to the front, side and rear, with lawned areas, planted border.



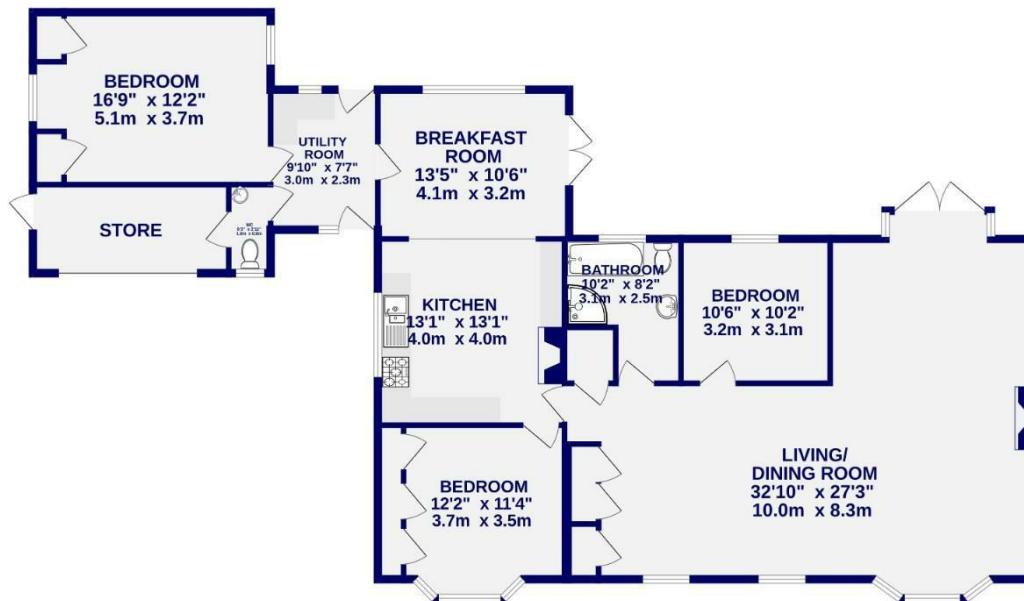


Harton, York YO60 7NP

Freehold
Council Tax Band - E

- Detached Bungalow
- Three Bedrooms
- Open Plan Living Dining Room
- Open Plan Kitchen With Vaulted Kitchen Extension
- Large Plot With Off Street Parking and Store
- No Onward Chain
- EPC E

GROUND FLOOR
1644 sq.ft. (152.8 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any 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 is given as to their operability.

Made with Meropix 6/2006

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.