



Brandon Grove  
Hopgrove Lane South, York  
YO32 9TQ

£350,000



Located to the east of York, this wonderful detached bungalow enjoys a secluded setting at the end of a cul-de-sac, whilst still offering excellent access to the city centre, local amenities and a range of commuter links. Occupying a generous position with open fields to both the rear and side, the property offers a rare opportunity for those seeking flexible accommodation in a peaceful setting. The property also benefits from ultra-fast broadband availability.

Internally, the property offers spacious and versatile living accommodation throughout. The ground floor comprises two generous reception rooms, with the dining room offering potential to be used as a second bedroom, in addition to a fitted kitchen and a conservatory overlooking the garden. Also located on the ground floor is a well-proportioned double bedroom and a house bathroom, making the layout particularly suitable for a range of buyers.

To the first floor is a substantial loft space currently arranged as versatile additional accommodation, ideal for use as a home office, hobby room or useful storage, complemented by a bathroom.

Externally, the property continues to impress with well-maintained gardens wrapping around the front and rear, alongside driveway parking leading to a garage.

Offering excellent potential for further development, subject to the necessary planning permissions, this property is expected to be popular. Offered with no onward chain.

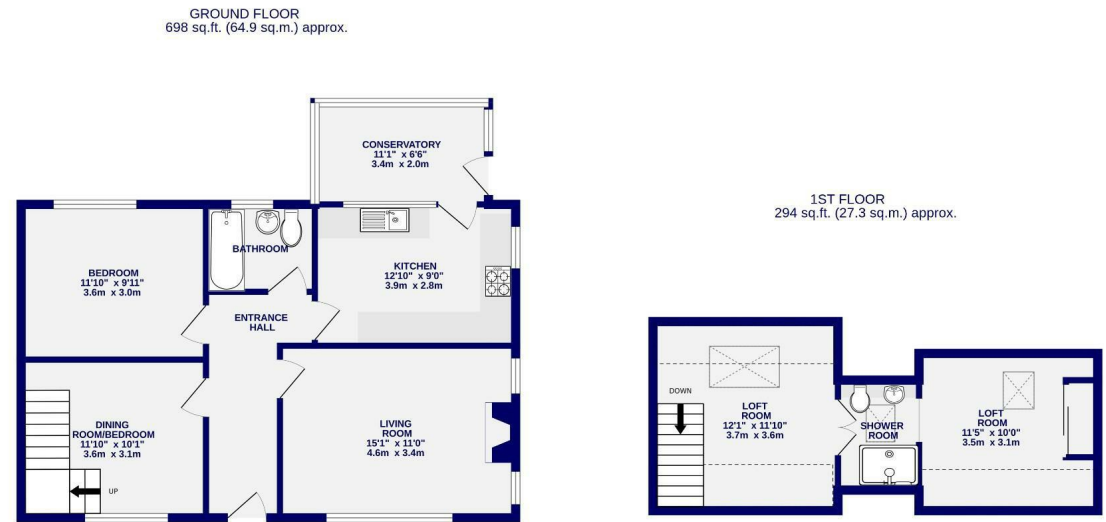




# Brandon Grove Hopgrove Lane South, YO32 9TQ

Freehold  
Council Tax Band - D

- Detached Bungalow
- Two Bedrooms
- Two Bathrooms
- Garage & Driveway Parking
- Boiler Recently Replaced
- Potential For Development (STPP)
- No Onward Chain
- EPC D



TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.  
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