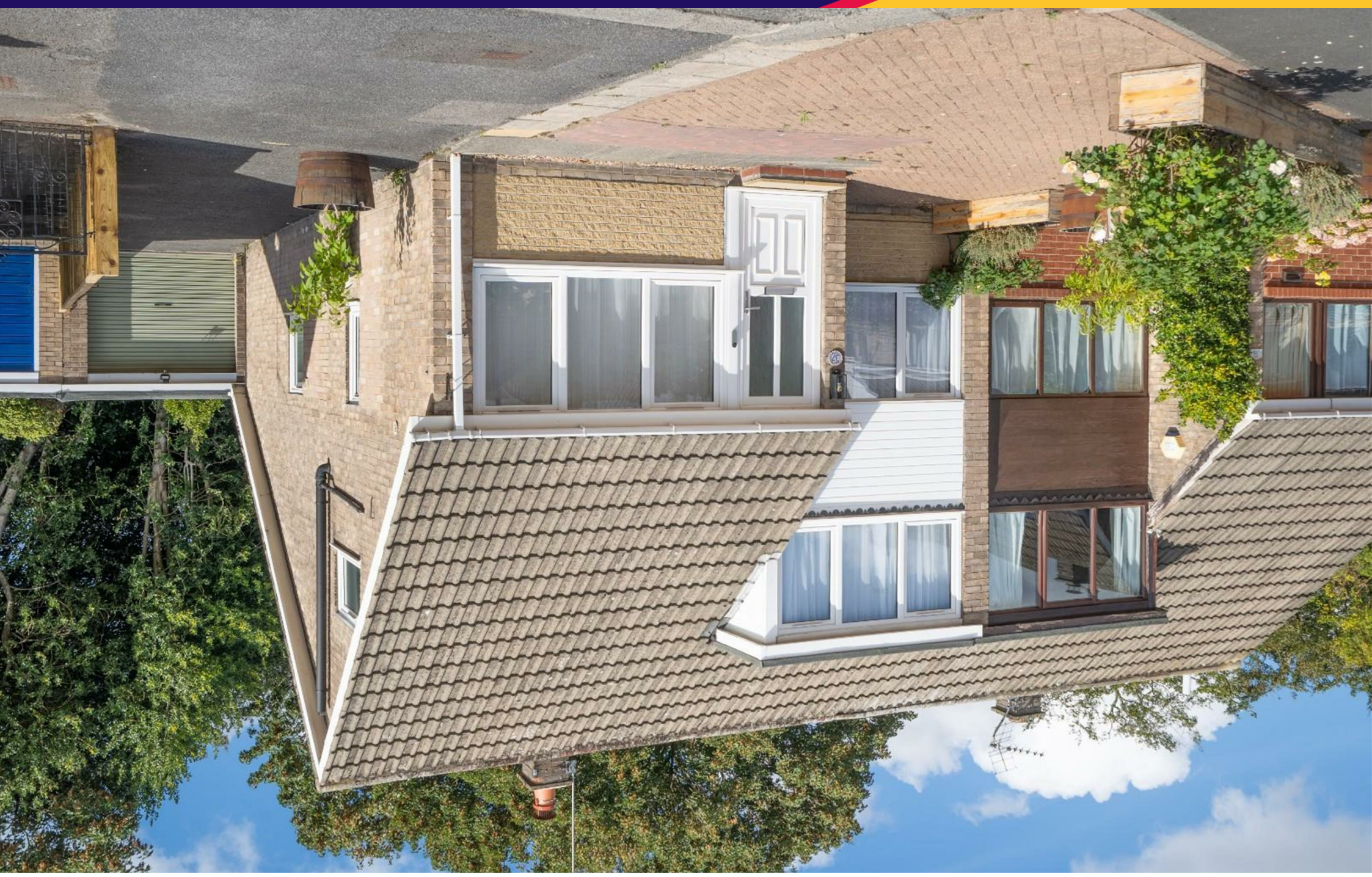
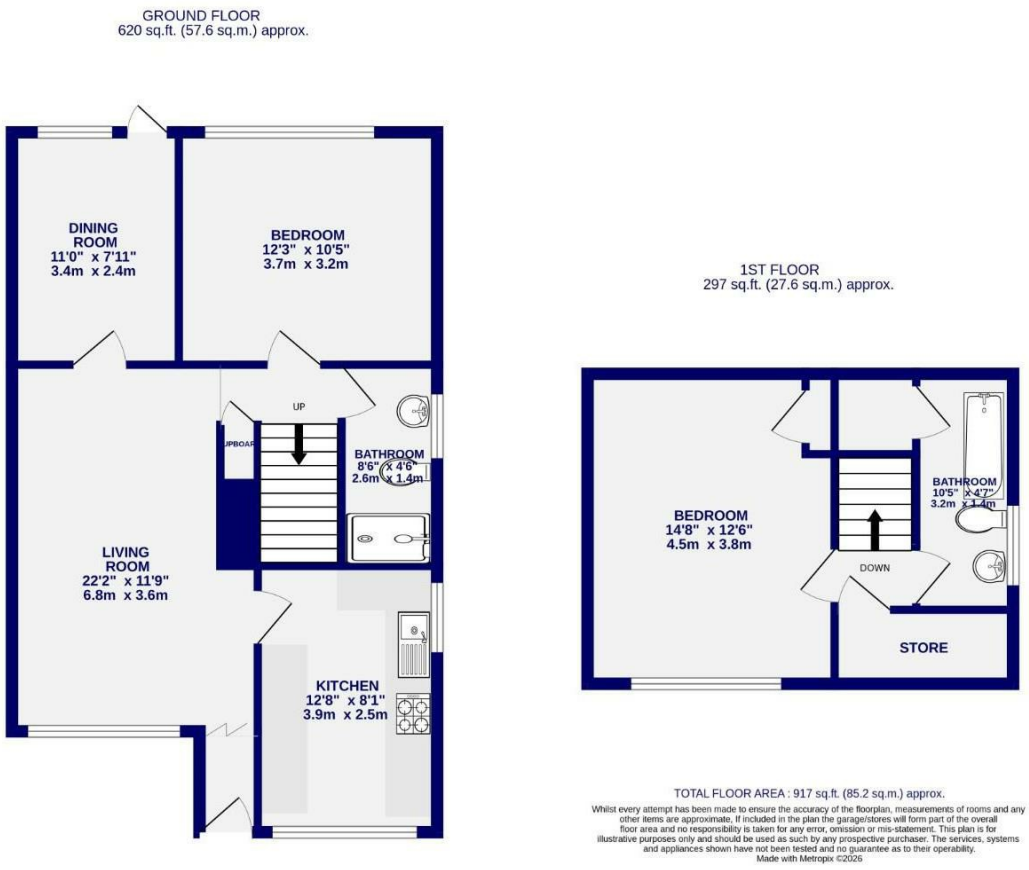


The Paddock
, York
YO26 6AW

Freehold
Council Tax Band - C

- Two-Bedroom Semi-Detached Dormer Bungalow
- Flexible Ground-Floor Accommodation
- Generous Principal Bedroom
- Spacious And Versatile Living Space
- Private Rear Garden & Patio
- Driveway, Garage & Cul-De-Sac Position
- Popular York Location
- EPC C



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The Paddock
, York
YO26 6AW

£290,000

2 2

A beautifully presented two-bedroom semi-detached dormer bungalow, occupying a peaceful end-of-cul-de-sac position with flexible accommodation, private garden and garage.

Situated in a popular residential area of York, the property offers convenient access to local amenities, transport links and surrounding countryside, whilst providing a quiet and private setting. The combination of a ground-floor bedroom and wet room makes the property particularly appealing to downsizers, while the versatile accommodation also offers excellent flexibility for modern living.

The welcoming entrance porch leads into a good-sized living room, newly carpeted and featuring a new gas fire with limestone surround and hearth. The well-appointed kitchen is larger than many comparable properties, benefiting from previous alterations which have created additional internal space.

A versatile additional reception room provides access to the rear garden and could be used as a home office, study, snug or occasional third bedroom. The ground floor also provides a generous double bedroom and a recently installed wet room with walk-in shower.

To the first floor is a large principal bedroom with useful adjoining eaves space, offering potential for a dressing area, office or storage. A modern three-piece bathroom with shower over the bath completes the accommodation.

Outside, the property enjoys a private, enclosed rear garden with newly paved patio and raised lawn, together with a brick-paved driveway providing parking for two cars. A garage with electric door and power, plus a potting shed with new roof, provide excellent additional storage.

Significantly improved by the current owner, including new uPVC windows, boiler, carpets, flooring, bathrooms, shower, driveway and garden improvements, the property is presented in excellent condition and offers genuine turnkey appeal.

*Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included













