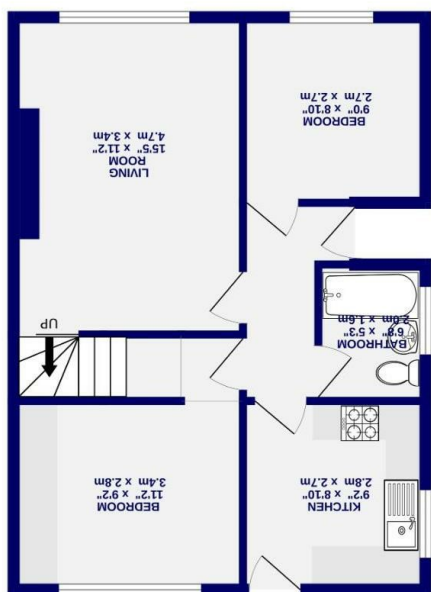


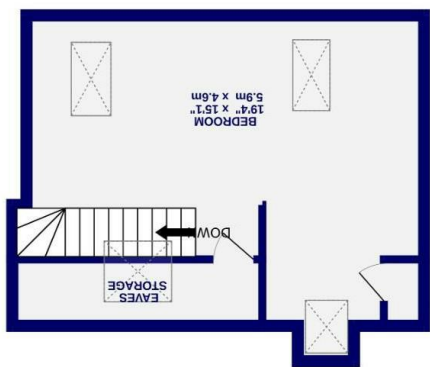
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- Freehold
Council Tax Band - B

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



300 sq.ft. (27.9 sq.m.) approx.



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What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are and responsible, if included in the plan the paragraph(s) will form part of the overall floor area 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 or guaranteed as to their operability.



Hotham Avenue
, York
YO26 5DT

£285,000

 3  1

Situated within a popular residential area to the west of York, this well-maintained three-bedroom semi-detached bungalow offers well-balanced accommodation and occupies an attractive corner plot, creating a greater sense of space and privacy. Conveniently located close to the amenities of Acomb, including local shops, supermarkets, cafés, and regular bus services into York city centre, the property is ideally suited to a range of buyers seeking single-storey living in a well-connected location.

The accommodation opens into a welcoming entrance hall which leads through to a bright and spacious living room positioned to the front of the property. A large window fills the room with natural light, creating a warm and inviting space to relax and unwind. To the rear, and accessed from the entrance hall, is a modern fitted kitchen offering an excellent range of wall and base units, ample worktop space, and direct access to the rear garden.

There are two well-proportioned ground-floor bedrooms, with the principal bedroom positioned to the rear of the home and benefiting from fitted wardrobes. Completing this floor is a bathroom fitted with a white suite and shower over the bath.

A particular feature of the home is the substantial loft room, accessed via a concealed staircase from the living room. Offering excellent versatility, this space could be used as a third bedroom, home office, hobby room, or snug.

Externally, the property occupies a neat corner position with attractive and well-established gardens. The rear garden enjoys a patio seating area, ideal for relaxing or entertaining during the warmer months. A driveway provides off-street parking for multiple vehicles and leads to a garage, while a garden shed offers additional storage.

Offering flexible accommodation, generous outdoor space, and a sought-after location, this wonderful bungalow is sure to appeal to a variety of buyers. Early viewing is highly recommended to fully appreciate all that it has to offer.

