



**The Croft, York, YO60 6SQ**  
**£300,000**

**E&H** Holmes  
ESTATE AGENTS

Beautifully renovated and offered with no onward chain, this spacious three bedroom semi-detached bungalow is move-in ready. Finished to a high standard throughout, the property has been thoughtfully upgraded to accommodate a wide range of prospective purchasers.

The updates have provided a much improved flow to the property, entering through the utility/boot-room and into the fully fitted kitchen which then leads directly into the living area, complete with Morso 'Squirrel' wood-burning stove. From here you have direct access to the outside terrace via french doors or further into the property where you will find a luxury shower room, single and double bedrooms and an extensive master bedroom. High quality carpets, blinds and radiators have been fitted throughout.

The kitchen is well appointed with designer tiling, quartz worktops, built in wine cooler and instant boil hot water tap, as well as brand new integrated appliances including Fridge/Freezer, Microwave, Single Oven, Induction Hob, Extractor and Dishwasher.

The utility area contains the oil central heating boiler and a brand new wifi enabled washer dryer as well as extra storage, with units, worktops and tiling to match the kitchen.

The large bathroom features designer tiling, rain shower, LED mirror, stylish vanity unit and matching w/c. The three bedrooms comprise a good sized single room, a double room with roof light feature and a large, double-aspect master bedroom with plenty of flexibility for a workspace and/or built in wardrobes.

Externally, the space has been vastly improved with two entertaining areas featuring designer porcelain tiling, newly turfed low-maintenance lawn, raised beds, easily maintainable walkways, new fencing and newly planted hedging. To the front, there is off-street parking for at least two vehicles as well as parking at the rear for an additional two vehicles. This area could also easily be adapted to contain outdoor storage or an outdoor living space.



## Entrance Hall

### Lounge 17'10" x 9'11" (5.445 x 3.023)

Stove. Traditional radiator. UPVC double glazed French doors.

### Kitchen 12'1" x 7'10" (3.707 x 2.409)

Fitted kitchen with wall and base units. Stainless steel undercounter sink. Marble work surfaces. Tiled splash backs. Eye level electric oven. Induction hob. Extractor fan. Integrated microwave. Integrated fridge / freezer. Integrated wine fridge. Designer radiator. UPVC double glazed window to side elevation.

### Entrance Porch / Utility Room 9'5" x 5'0" (2.876 x 1.526)

Wall and base units. Plumbing for washing machine. Boiler. UPVC double glazed windows to rear and side elevations. Composite door to side elevation.

### Bedroom One 17'9" x 9'3" (5.416 x 2.839)

Radiator. UPVC double glazed windows to rear and side elevations.

### Bedroom Two 11'11" x 6'9" (3.635 x 2.063)

Radiator. Skylight.

### Bedroom Three 8'10" x 8'0" (2.707 x 2.443)

Radiator. UPVC double glazed window to rear elevation.

## Parking

Off road parking for four + cars.

## Front Garden

Lawn and patio garden.

## Council Tax Band

C

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

voltages.campers.nuance

## Disclaimer

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