



40 Yarburgh Way, York, YO10 5HG

£339,500



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## For Sale

What a transformation! This refurbished and re-modelled detached bungalow offers stylish, light and spacious living accommodation throughout. Inside you can enjoy the open plan kitchen, living and dining area, smart shower room and three bedrooms. Outside you can sit out on the new patio in the enclosed rear garden and relax as all of the jobs have been done for you! Book your viewing today.

Entrance  
UPVC glazed door.

Hall  
Radiator.

Kitchen / Lounge / Diner  
19'9 max x 18'10 max

Open Kitchen Area - Fitted with a range of modern gloss wall and base units complemented by coordinating work surfaces. Brand new double oven and hob. Integrated fridge freezer and dishwasher. Inset sink unit. Two UPVC windows.  
Lounge - UPVC window. UPVC door. Radiator.

Master Bedroom  
12'10 x 10'11  
UPVC window. UPVC door. Radiator.

Bedroom Two  
11'6 x 8'7  
UPVC window. Radiator.

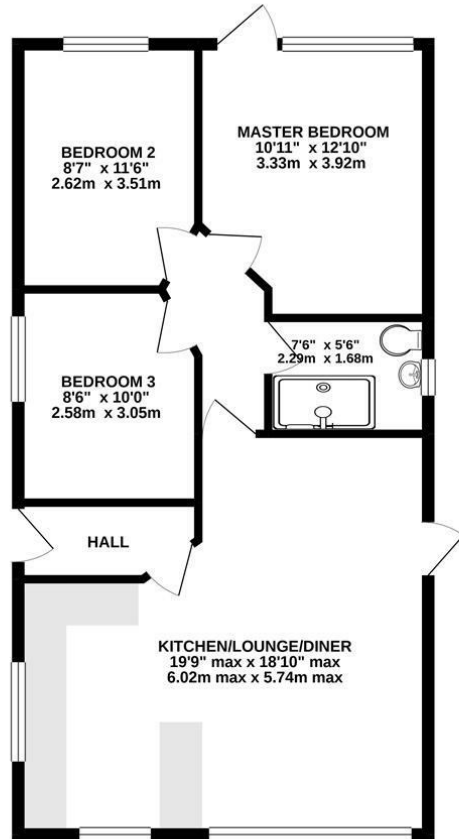
Bedroom Three  
10' x 8'6  
UPVC window. Radiator.

Shower Room  
7'6 x 5'6  
Fitted with a walk-in shower cubicle, wash hand basin with gloss vanity unit and toilet. Heated towel rail. UPVC opaque window.,

Outside  
To the front of the property is a low maintenance area plus driveway providing off street parking and leading to the garage. At the rear of the garage is a utility area with cold water feed, electrics and drainage facility. To the rear of the property is an enclosed garden, mainly laid to lawn, with new fencing and patio area.



GROUND FLOOR  
715 sq. ft. (66.5 sq. m.) approx.



TOTAL FLOOR AREA: 715 sq. ft. (66.5 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com

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