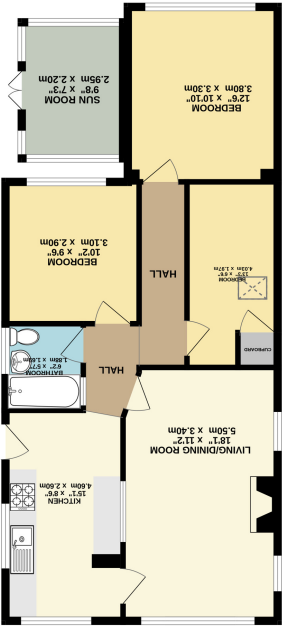


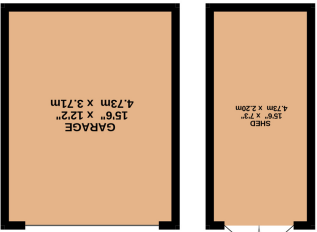
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GROUND FLOOR  
1099 sq. ft. (102.1 sq.m.) approx.



Vanbrugh Drive, York YO10 5HE

£325,000 - EPC Rating - D



## 22 Vanbrugh Drive, York YO10 5HE

Offered for sale with the benefit of no onward chain is this well maintained detached bungalow located in the desirable area of Badger Hill. Boasting a recently fitted kitchen, bright and spacious lounge, three good sized bedrooms and a modern three piece house bathroom. The property also benefits from a convenient sun room.

Externally the property benefits from a detached garage, driveway for ample off street parking and low maintenance front and rear gardens with lawn to the front and patio to the rear along with a shed for extra storage.

Ready to move in to yet allowing scope for any buyer to adapt and personalise to their own taste, we feel viewing is needed to truly appreciate the accommodation on offer.

- Detached Bungalow
- Three Bedrooms
- Modern Bathroom
- Spacious Lounge
- Sun Room
- Driveway
- Garage
- Front and Rear Gardens
- Local Amenities Nearby

Travelling from the Grimston Bar roundabout towards York. Take the left hand turning just before Archbishops School on the left and take the right hand turning onto Vanbrugh Drive. The property will be seen on the right hand side and can be identified by our for sale sign.

Badger Hill with a range of shops to include newsagents, bakers and hairdresser is approximately 3 miles from York City centre and close to the University. There is a regular bus service running from Hull Road into York plus the A64 that leads to the motorway network is a short distance away making it an ideal place for the commuter. There is a local doctors surgery, Archbishop Holgate Secondary School, a primary school and park.

