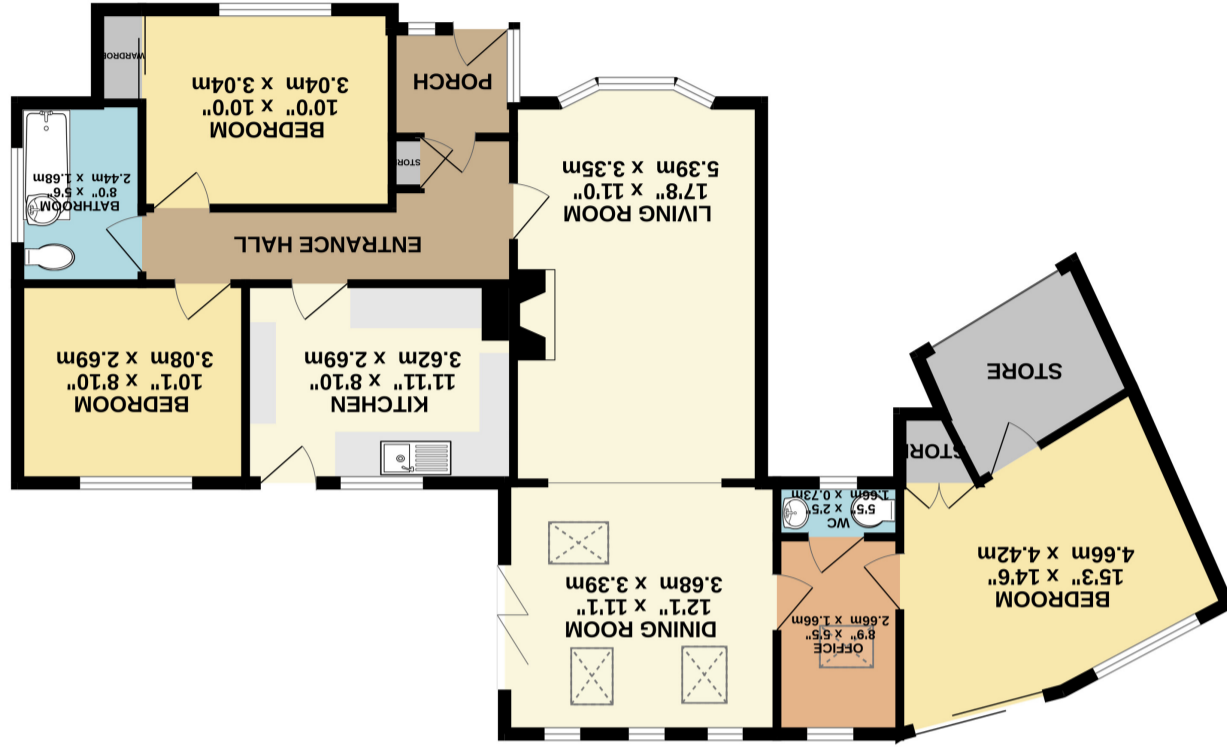


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The services systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
What every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and 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 operation or efficiency can be given.



GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



## 9 Cherry Garth, Meadlands, York YO31 0PA

A fantastic opportunity to purchase this extended three bedroom detached bungalow located in a quiet cul de sac just off the ever popular Meadlands, York. This well presented, bright and spacious home boasts a large living through dining room with tri folding doors leading out to the lawned rear garden with patio and decked area, three good sized bedrooms, home office space and a w/c, modern kitchen and a shower room. Completed to a high standard and ready for you to move straight in to enjoy. The property is set within mature borders has a large driveway for ample off street parking.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

- Cul de Sac Setting
- Detached Bungalow
- Modern Kitchen
- Large Driveway
- Desirable Location
- Lounge through Dining Room
- Three Bedrooms
- Garage
- Home Office

Travelling from Stockton Lane from York. Take the right hand turning onto Algarth Road and continuing forward until reaching the T junction with Bad Bargain Lane. Turn right and left onto Meadlands then left on to Worcester Drive and Cherry Garth will be found on the right hand side. The property will be found at the end of the cul de sac.

Appletree Village a popular residential area that is conveniently positioned for access to the A64, A1079 and Stockton Lane. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is close by.

