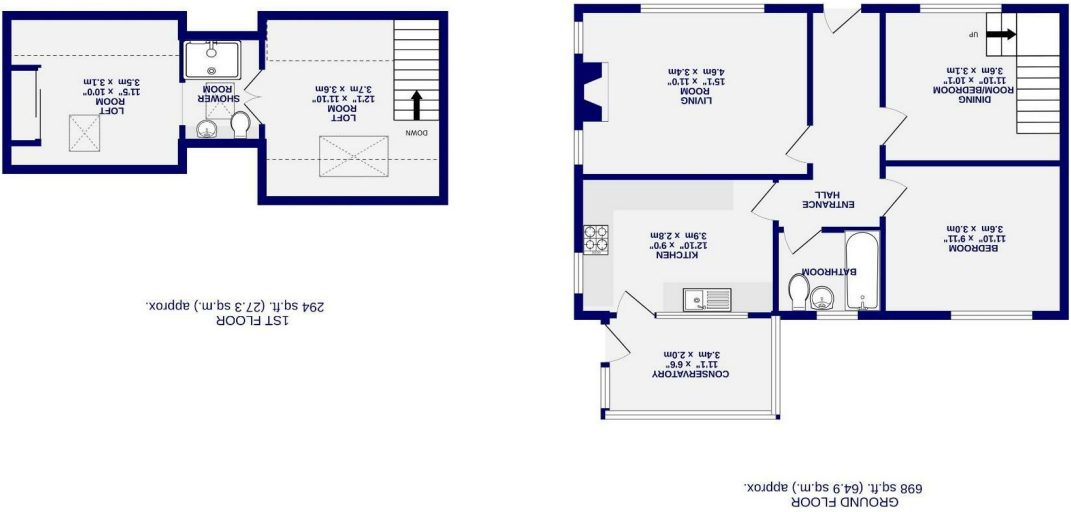




Brandon Grove Hopgrove Lane YO32 9TF

Freehold
Council Tax Band - D

- Offered With No Onward Chain
- Potential For Further Development (STP)
- Peaceful Cul-De-Sac Setting With Open Fields Nearby
- Detached Bungalow Garage & Driveway
- Parking
- Two Bedrooms & Two Bathrooms
- Boiler Recently Replaced
- EPC D



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that the purchaser will form part of the overall view and no responsibility is taken for any error, omission or misstatement. 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.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Brandon Grove
Hopgrove Lane South, York
YO32 9TQ

Asking Price £325,000

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Located to the east of York, this wonderful detached bungalow enjoys a secluded setting at the end of a cul-de-sac, whilst still offering excellent access to the city centre, local amenities and a range of commuter links. Occupying a generous position with open fields to both the rear and side, the property offers a rare opportunity for those seeking flexible accommodation in a peaceful setting. The property also benefits from ultra-fast broadband availability.

Internally, the property offers spacious and versatile living accommodation throughout. The ground floor comprises two generous reception rooms, with the dining room offering potential to be used as a second bedroom, in addition to a fitted kitchen and a conservatory overlooking the garden. Also located on the ground floor is a well-proportioned double bedroom and a house bathroom, making the layout particularly suitable for a range of buyers.

To the first floor is a substantial loft space currently arranged as versatile additional accommodation, ideal for use as a home office, hobby room or useful storage, complemented by a bathroom.

Externally, the property continues to impress with well-maintained gardens wrapping around the front and rear, alongside driveway parking leading to a garage.

Offering excellent potential for further development, subject to the necessary planning permissions, this property is expected to be popular. Offered with no onward chain.

