



# 70 St Marys Avenue

Hemingbrough  
YO8 6YY

Offers in the Region of  
£210,000



3 Bed Detached Bungalow

- WELL PRESENTED
- THREE BEDROOMS
- CONSERVATORY
- MODERN BATHROOM WITH SHOWER
- ATTRACTIVE REAR SOUTH FACING GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED

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**\*\* ATTRACTIVE REAR GARDEN AND CONSERVATORY\*\*** A well presented detached house situated in the popular village of Hemingbrough which has a good range of local amenities. The property briefly comprises:- living room, dining kitchen, conservatory, three bedrooms and bathroom with shower. Outside is an attractive garden to the rear with a lawn, several patio areas and a raised seating area. The property also benefits from gas central heating and double glazing. Viewing is highly recommended.

Modern composite front entrance door with storm porch over leading into:-

Entrance Hall:

With stairs off to the first floor, oak flooring and a central heating radiator.

Living Room:

3.6m max x 5.05m into bay (11'8" x 16'7")

Having a feature fireplace incorporating an electric fire. Double glazed bay window to the front elevation and central heating radiator.

Kitchen / Diner:

4.56m x 2.69m (14'10" x 8'7")

Having a range of coloured base and wall units including a built in wine rack. Contrasting solid wood effect work surfaces incorporating and one and a half bowl sink unit with mixer tap over. Electric cooker point, plumbing for automatic washing machine and dishwasher. Tiled flooring and understairs cupboard. Window to the rear elevation, composite door leading to the side elevation and double patio doors leading into:-

Conservatory:

2.96m x 4.05m (9'7" x 13'3")

Being of UPVC construction with full length glazed panels and a glazed roof. Electric heater and wooden flooring. Large patio doors leading into the rear garden.





**Landing:**  
Having a window to the side elevation and access to the loft. Overstairs cupboard housing the central heating boiler.

**Bedroom 1:**  
3.51m x 2.65m (11'6" x 8'7")  
Having a range of fitted mirror fronted wardrobes. Window to the front elevation and central heating radiator.

**Bedroom 2:**  
3.51m x 2.66m (11'5" x 8'7")  
Having a window to the rear elevation and a central heating radiator.

**Bedroom 3:**  
2.29m x 1.86m (7'5" x 6')  
Having a window to the rear elevation and a central heating radiator.

**Bathroom:**  
1.88m x 1.85m (6'2" x 6'1")  
Being fully tiled and having a white suite comprising panelled bath with MIRA shower over, low flush wc and wash hand basin inset into a beech effect vanity unit which provides useful storage. Heated towel rail and window to the front elevation.

**Outside:**  
To the front is a low maintenance gravelled area with mature shrubs and a shared tarmac drive. A stone pathway to the side leads to the rear garden. This is of a good size and has a sunken lawned area, stone flagged patio areas, stone paths and a raised decking area. There are also floodlight security lights to the side and rear. The outside shed/office is also included in the sale and is insulated and has power connected. There are also floodlight security lights to the side and rear.





82 SQ.M (882 Sq ft.)

Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
	63		61
	78		77
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

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