



South End  
Seaton Ross  
York  
YO42

Offers in Excess of £570,000

bettermove



# South End York

Bettermove are proud to present this 3 bedroom detached bungalow in Seaton Ross.

This property benefits from double glazing, underfloor and LPG heating throughout, with ample off road parking available via the driveway, and detached garage.

The council tax band is E.

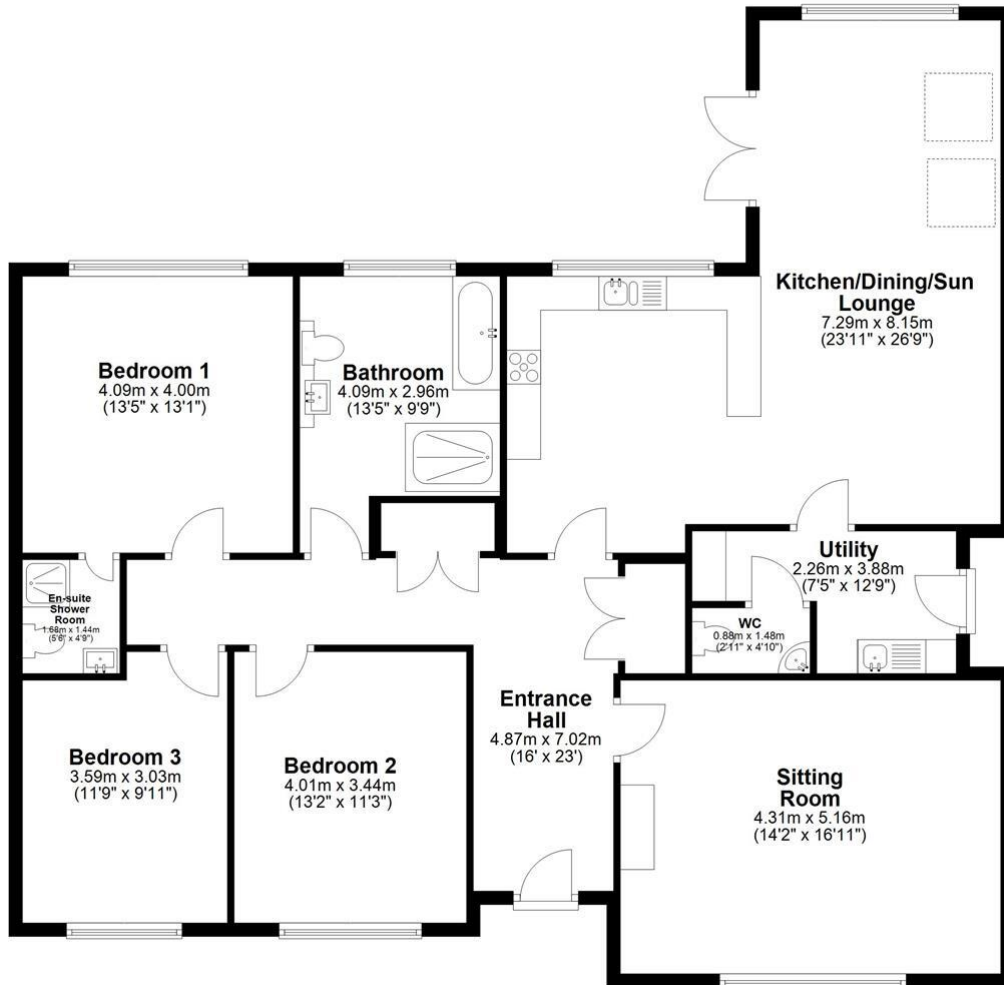
The interior of this beautifully presented property comprises a spacious living room, fitted, open-plan kitchen/dining/sun room, utility room, WC, three double bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. Situated within a 0.3 acre plot, the exterior boasts a large, private garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the sought after village of Seaton Ross, York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Howden Train Station (9.8 miles), a variety of local bus routes, and quick access to the A614, leading to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>	81	
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100
(92+) <b>A</b>		
(81-91) <b>B</b>	81	
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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