



## Sussex Close, Badger Hill, York Offers Over £325,000

A lovingly extended and well maintained semi-detached property sitting in this quiet cul-de-sac location with extensive gardens and detached garage.



A meticulously cared for family home which offers a superb opportunity for the discerning purchaser to mark their own stamp within the most sort after location of badger Hill.



On entering the property a staircase leads to the first floor accommodation with doors opening into the sitting room and kitchen.



The principal reception room is found to the front of the property and offers a bay fronted sitting room with feature fireplace. Found to the rear of the property and forming part of its extension is a dining room with French doors onto the garden and a useful study area.



The kitchen comprises an extensive range of wall and base fitted units to 3 sides before an opening leads into a well placed and good sized utility room. Finally to the ground floor is a useful downstairs shower room comprising a walk-in shower cubicle, low flush WC and hand wash basin.

To the first floor are three well proportion bedrooms all benefiting from a range of fitted bedroom furniture which are served by a house bathroom which comprises a three-piece suite having panelled bath, low flush WC and hand wash basin.



To the outside the property sits tucked away in this quiet cul-de-sac location east of York and provide ample off street parking upon a paved driveway which thereafter leads to a detached brick built garage. The properties frontage is low maintenance with a gravel area and dwarf brick wall.



A timber gate passes between the property and garage leading to a beautiful lawn rear garden. Having been thoughtfully and extensively landscaped by the current Vendor presently are range of low maintenance gravel areas with a feature lawn patio and space for greenhouse. The gardens boundaries are fenced and provide a tranquil non-overlooked area ideal for the modern family.

## Property Information

Tenure: Freehold

Services/Utilities: All mains services are understood to be connected.

Broadband Coverage: Up to 1000 Mbps download speed\*

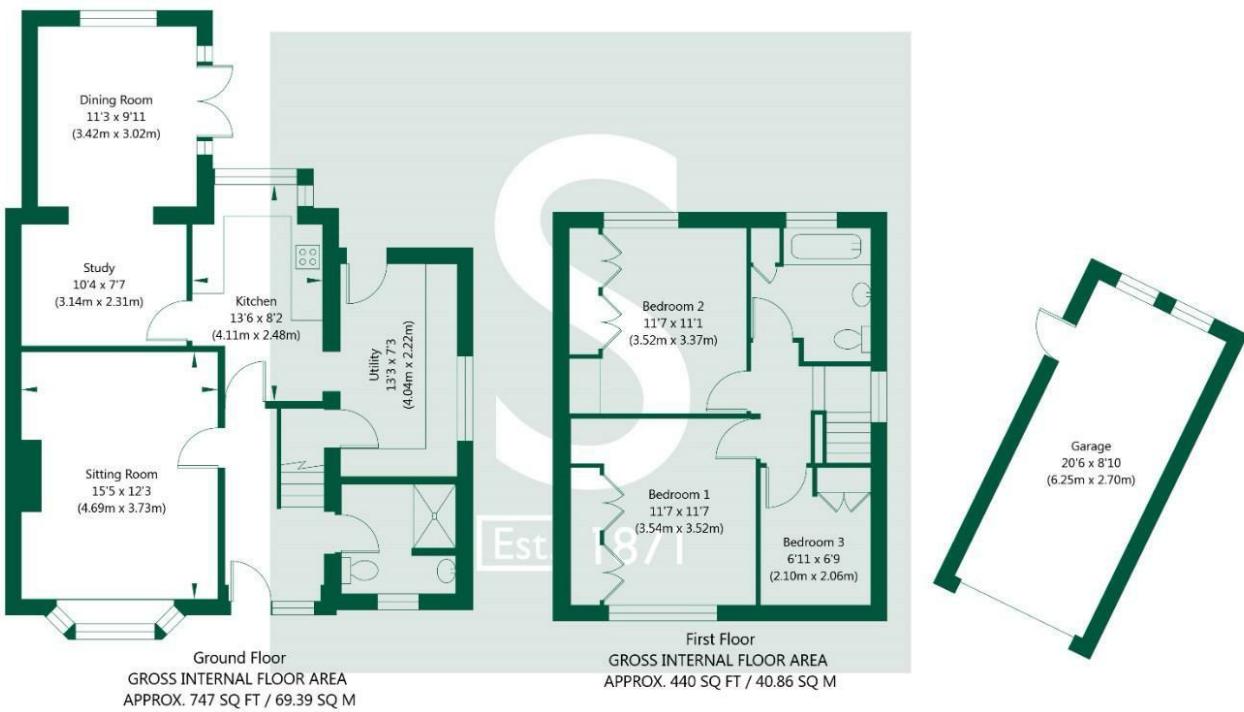
EPC Rating: C- 69

Council Tax: C - City of York

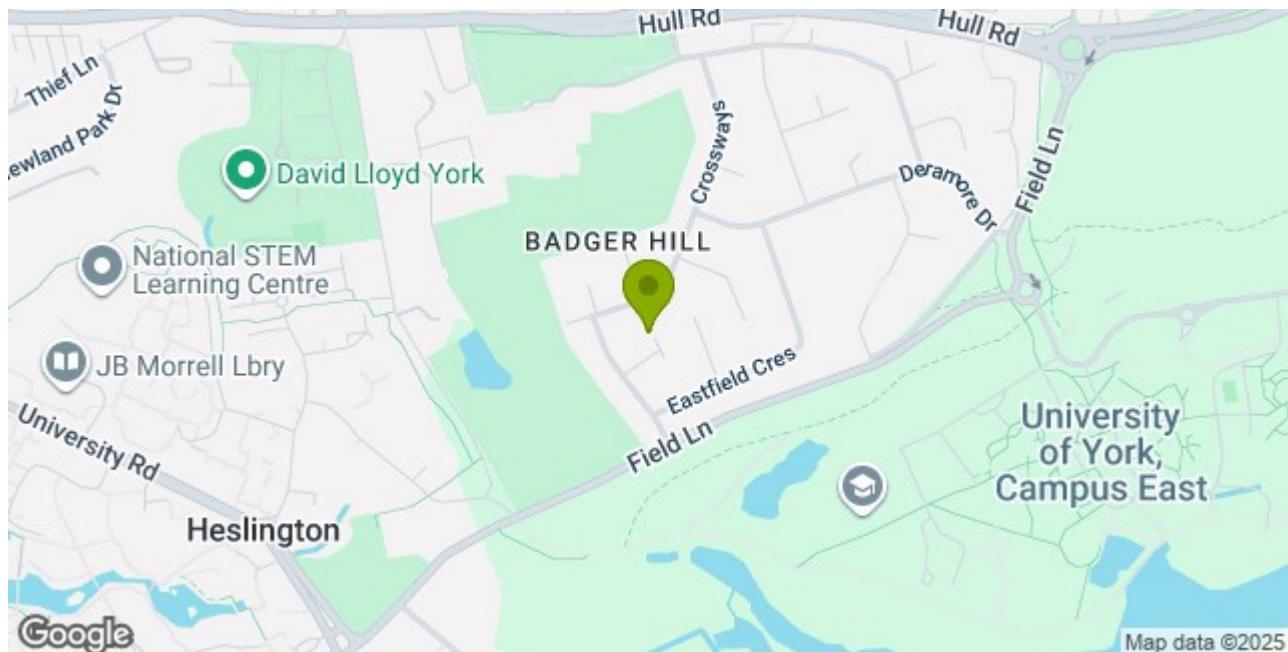
Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1187 SQ FT / 110.25 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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