



Anson Drive, York Asking Price £475,000

**** SIGNIFICANTLY EXTENDED ****

A flexible and well maintained semi detached house which has been significantly extended previously to create 4 bedroom family living accommodation with ground and first floor bathrooms, open plan living and private rear garden.



Accommodation

An ideal opportunity for both young and mature families to acquire this skilfully extended, well maintained semi-detached house, set within walking distance of both the city centre of York and Fulford Secondary School.

The property offers flexible, 4 bedroom living accommodation with a private rear garden and ample off street parking.

Internally, the property is entered via a double glazed front door into an entrance porch which in turn leads through into the reception hall.

The reception hall has a turn staircase leading to the first floor with spindle balustrade and handrail. There is a built-in under stairs storage cupboard and contemporary radiator. There is engineered oak flooring and additional built-in storage cupboard housing the refitted Ideal Vogue combination boiler.

The entrance hall opens out into a spacious dining room creating open plan accommodation. The dining area features a period range with cast iron basket grate. There are original double fronted storage cupboards either side as well as engineered oak flooring. An archway leads through into the kitchen, which has a range of built-in base units to 3 sides with Butcher's block worktops and inset ceramic sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks.

Included within the kitchen, is a Lamona electric oven with 4 point gas hob unit and extractor fan. There is an integrated fridge freeze unit, built-in washing machine and integrated streamline dishwasher.

The kitchen features a double glazed Velux roof light and engineered oak flooring.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation with uPVC framed double glazed casement. There is an open fireplace with cast iron basket grate, display shelving and double fronted floor to ceiling cupboard. The lounge also includes engineered oak flooring and television aerial point.

An inner hall, with side entrance door, leads through into the downstairs bathroom which has a contemporary 3-piece white suite comprising of a low flush W.C, pedestal wash hand basin and inset panelled bath. There is a ceiling mounted shower attachment over the bath and full height tiled splashbacks.

Forming part of the property's rear extension, is a central snug/study, which has a wood burning stove set on a tiled hearth. French doors lead out onto the gardens beyond; and beyond is the downstairs bedroom being a spacious double with double glazed French doors to the rear. The bedroom also includes a television aerial point and engineered oak flooring and is flexible in nature with the potential for a home office or a gymnasium.

The engineered oak flooring throughout the ground floor has been re-sanded and lacquered professionally.

The first floor landing services the entirety of the first floor accommodation and includes a loft hatch with access to a good sized boarded loft. The landing also has a double glazed casement window to the side elevation. The main bedroom is located at the front of the house, having a bespoke range of built-in floor to ceiling wardrobes with adjoining dressing table and overhead cupboard. There is a bay window to the front elevation with double glazed casement and double radiator.

Bedroom 2 is located at the rear being a further spacious double bedroom, with bedroom 3 being a single room. Both bedrooms 2 and 3 benefit from radiators.

The internal accommodation is completed by a refitted house bathroom, which has a low flush W.C, circular wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. The bathroom includes a medicine cabinet, display cupboards, tiled flooring, and heated towel rail.

To the Outside

The property is accessed directly off Anson Drive onto a front driveway which provides off street parking, with gated access down the side onto a further covered hardstanding and parking bay.

The property's front garden is extensively gravelled with walled and fenced boundaries.

Directly to the rear of the property, is a flagged patio providing ample space for garden furniture. The patio steps up onto a brick paved pathway which continues across the extension elevation and there is a full walkway on the adjoining side of the property.

The rear garden is laid to lawn with raised herbaceous side borders and includes a small pond and water feature.

Included within the sale is a timber built summer house, with double glazed entrance doors with light, power and fully alarmed with internal motion and door sensors.

The summer house and a separate shed are both included within the sale.

The rear garden is fully enclosed to all sides by fenced boundaries creating an ideal environment for both children and pets.

The property benefits from gas fired central heating throughout and double glazing and an early inspection is strongly recommended.

Additional Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: C

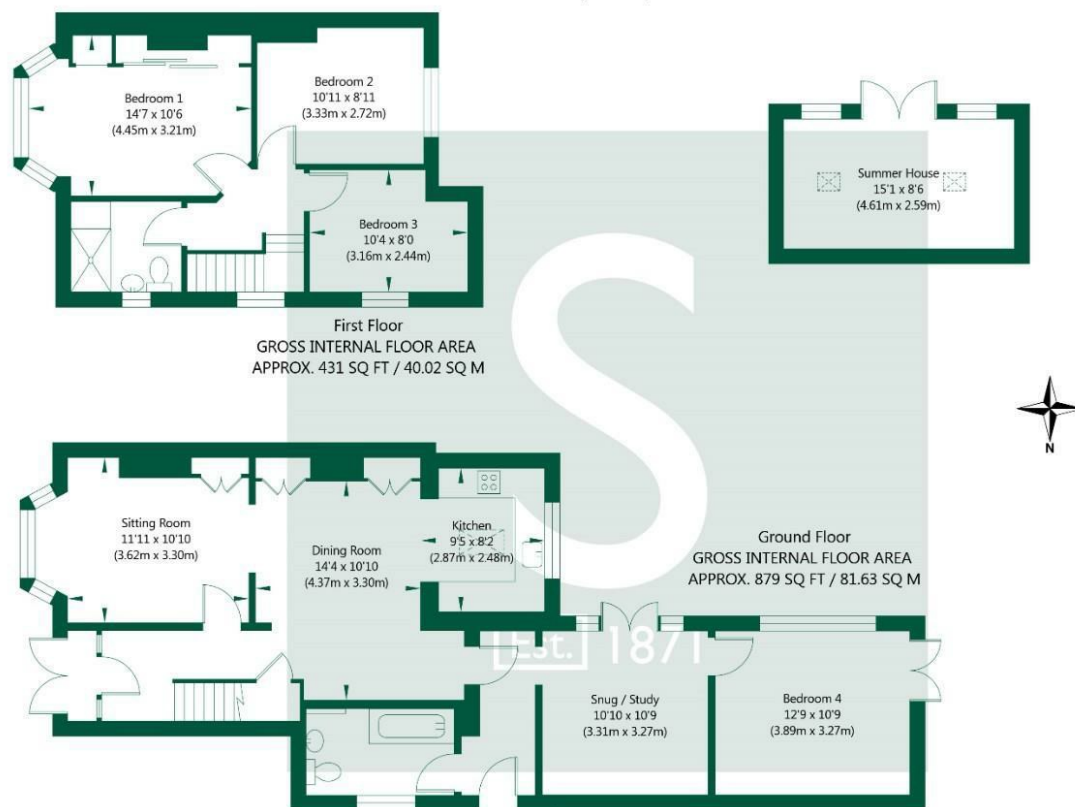
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

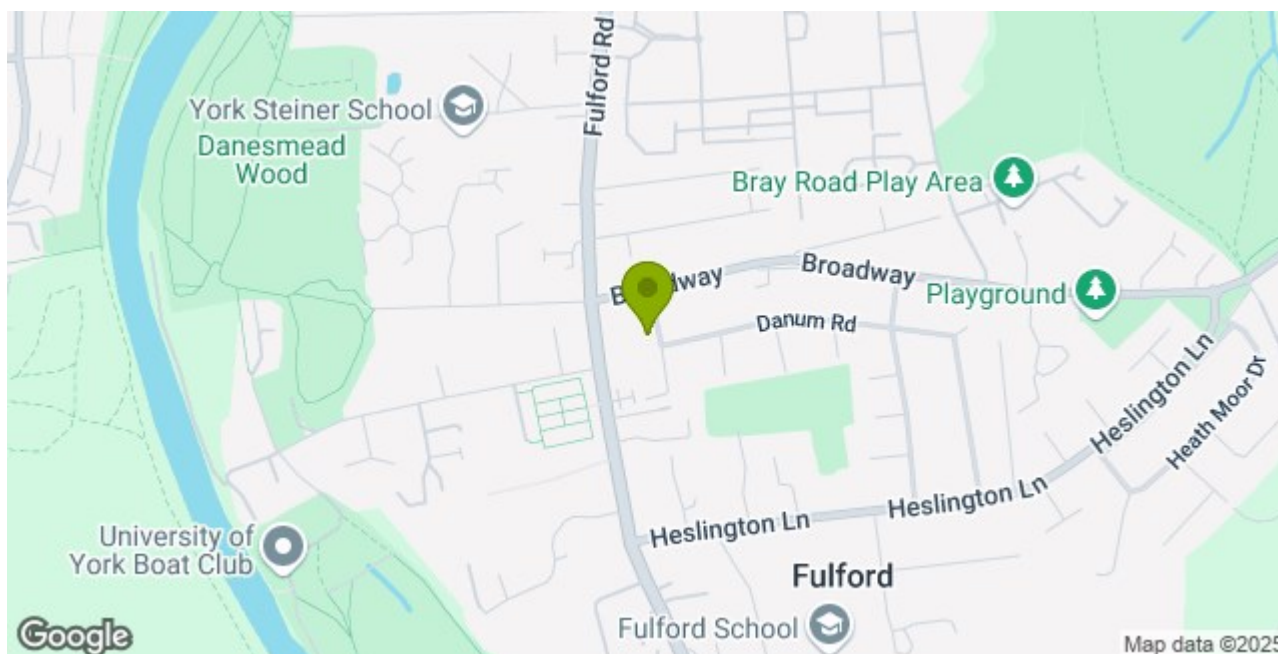
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Anson Drive, York, YO10 4LH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1310 SQ FT / 121.65 SQ M - (Excluding Summer House)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

