

NO ONWARD CHAIN - A three bedroom semi detached house, in this popular residential area, close to York City Centre, Railway Station and Clifton Moor retail park. Benefitting from popular nearby schools and amenities, the property is an ideal starter home providing the right level to easily personalise and add your own stamp.

The bright and spacious living accommodation comprises entrance porch, entrance hallway, through lounge/dining room with bay window, 14' kitchen, WC/cloaks, first floor landing, three first floor bedrooms (two doubles and one single) and a three piece house bathroom. To the outside is a generous front driveway providing plenty of off street parking and the potential for electric car charging, side access with storage area, a good size garden.

An accompanied viewing is highly recommended.

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Porch

Hallway

Lounge/Diner 25'0" x 11'11" (7.64m x 3.65m)

Kitchen 14'6" x 8'9" (4.44m x 2.68m)

Master Bedroom 12'6" x 11'11" (3.83m x 3.65m)

Bedroom 2 11'11" x 11'0" (3.65m x 3.36m)













Bedroom 3

9'0" x 8'9" (2.75m x 2.68m)

Bathroom

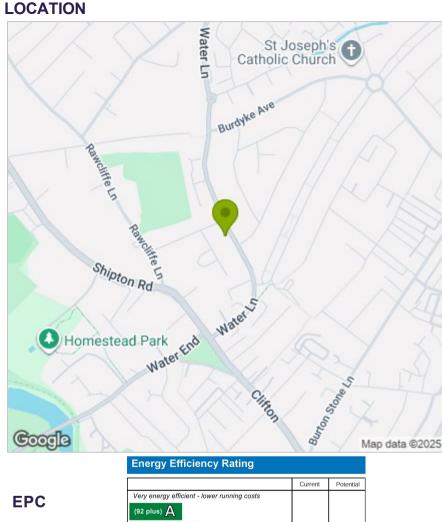
8'9" x 6'4" (2.68m x 1.95m)

Outside

FLOOR PLAN LO

Ground Floor

509 sq.ft. (47.3 sq.m.) approx.



Diner 12'0" x 11'0" 3.65m x 3.36m

Diner 12'0" x 11'0" 3.65m x 3.36m

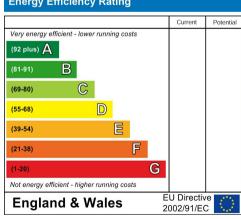
TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, norms and any other terms are approximate and no responsibility is taken for any error, unisson or ma-between Lifts plan is in fillurative purposes only and should be useful as such by any purpospective purchaser. The last in the fillurative purpospective purchaser. The last of the fillurative purpospective purchaser.

Master Bedroom 12'7" x 12'0" 3.83m x 3.65m

1st Floor 462 sq.ft. (42.9 sq.m.) approx.

Bedroom 9'0" x 8'9" 2.75m x 2.68m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.