

NO ONWARD CHAIN! Located in the centre of this highly sought after village within easy reach of York City Centre and the A64 ring road. This three bedroom semi-detached house in need of some updating but providing spacious living accommodation is available For Sale.

Benefitting from uPVC glazing and central heating, the property comprises; entrance hallway, lounge with bay window, dining room, fitted kitchen, conservatory, ground floor shower room, first floor landing, three first floor bedrooms and three piece house bathroom suite.

To the outside is a gated front driveway providing ample off-street parking and front landscaped garden, attached single garage and rear patio garden with timber fence boundary.

An accompanied viewing is strongly 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.

## **Entrance Hallway**

Entrance door, door to;

## Lounge

uPVC window to front, timber floorboards, radiator, TV and power points

### **Dining Room**

Laminate flooring, radiator, power points

#### Kitchen

uPVC window to side, fitted wall and base units with countertop, sink and draining board with mixer tap, built-in oven and hob, tiled flooring, space and plumbing for appliances, recessed spotlights, power points



















# Conservatory

Doors to garden, carpeted flooring, power points

#### **Shower Room**

Three piece comprising walk-in shower cubicle, low level WC, wash hand basin, window to rear, understairs cupboard

# First Floor Landing

Window to side, door to;

#### **Bedroom 1**

uPVC window to rear and side, laminate flooring, radiator, power points

#### Bedroom 2

Window to front, radiator, power points

### **Bedroom 3**

Window to rear, radiator, power points

## **Bathroom**

Panelled bath, low level WC, wash hand basin

### Outside

Gated front driveway, lawn and flower borders. Rear patio with timber fence boundary

# **Integral Garage**

Roller door to front, door to rear garden, power and lighting

#### **FLOOR PLAN LOCATION** 1st Floor 488 sq.ft. (45.4 sq.m.) approx. Conservatory 10'9" x 10'0" The Old School House Church of St Nicholas Mains Main St Kitchen Bedroom 21'9" x 10'0" 6.63m x 3.06m 10'5" x 10'0" 3.16m x 3.06m Askham Bryan Dining Room 15'10" x 7'11" 4.82m x 2.42m Bedroom 7'11" x 7'3" 2.42m x 2.22m Askham Fields Lounge 18'10" x 15'10" Bedroom Garage 17'6" x 13'9" Coople 3.75m x 2.96m Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A **ESTAS BEST LOCAL ESTATE AGENCY** (69-80) GROUP 68 D 62 (55-68) BY REGION AS YORK'S INDEPENDENT LOCAL ESTATE AGENT \*\*\*\* TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx (39-54) Whilst every altering has been made to ensure the accuracy of the floorpain contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicate solven have not been tested and no guarantee as to their operability or efficiency can be given. CHURCHILLS (21-38) G Not energy efficient - higher running costs EU Directive

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.

**England & Wales** 

2002/91/EC