



7 Bilsdale Close
York, YO30 5TT

Guide Price £312,000

3 1 1 D

A 3 BEDROOM DETACHED HOUSE WITH THE POTENTIAL TO EXTEND SET IN A CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL AREA convenient for local shops and schools and with easy access into the city centre. The property provides tastefully presented living accommodation with the benefit of gas central heating, uPVC double glazing throughout with newly fitted windows to the first floor and comprises entrance hall, large through lounge/dining room, well fitted kitchen, landing, 2 double bedrooms, a single bedroom and a bathroom/WC. To the front is a garden with driveway leading to a large, detached brick garage with newly fitted window and door whilst to the rear is a private lawned rear garden. An internal viewing is recommended.

Entrance Hall

Entrance door, radiator, stairs to first floor

Lounge

14'11 x 11'5 (4.55m x 3.48m)

Window to front, electric fire, power points, radiator



Dining Area

10'10 x 7'7 (3.30m x 2.31m)

Sliding doors to rear, power points, radiator



Kitchen

10'10 x 7'1 (3.30m x 2.16m)

Fitted wall and base units, power points, radiator, understairs storage cupboard. door to rear garden



First Floor Landing

Access to the boarded loft with lighting.

Doors to;

Bedroom

13'4 x 8'10 (4.06m x 2.69m)

Window to front, power points, radiator

Bedroom

12'5 x 8'10 (3.78m x 2.69m)

Window to rear, power points, radiator



Bedroom

9'1 x 6'0 (2.77m x 1.83m)

Window to front, power points, radiator

Bathroom

6'0 x 5'8 (1.83m x 1.73m)

Window to rear, bath, wash hand basin, low level WC, radiator

Rear Garden

Private rear garden with lawn and patio area.

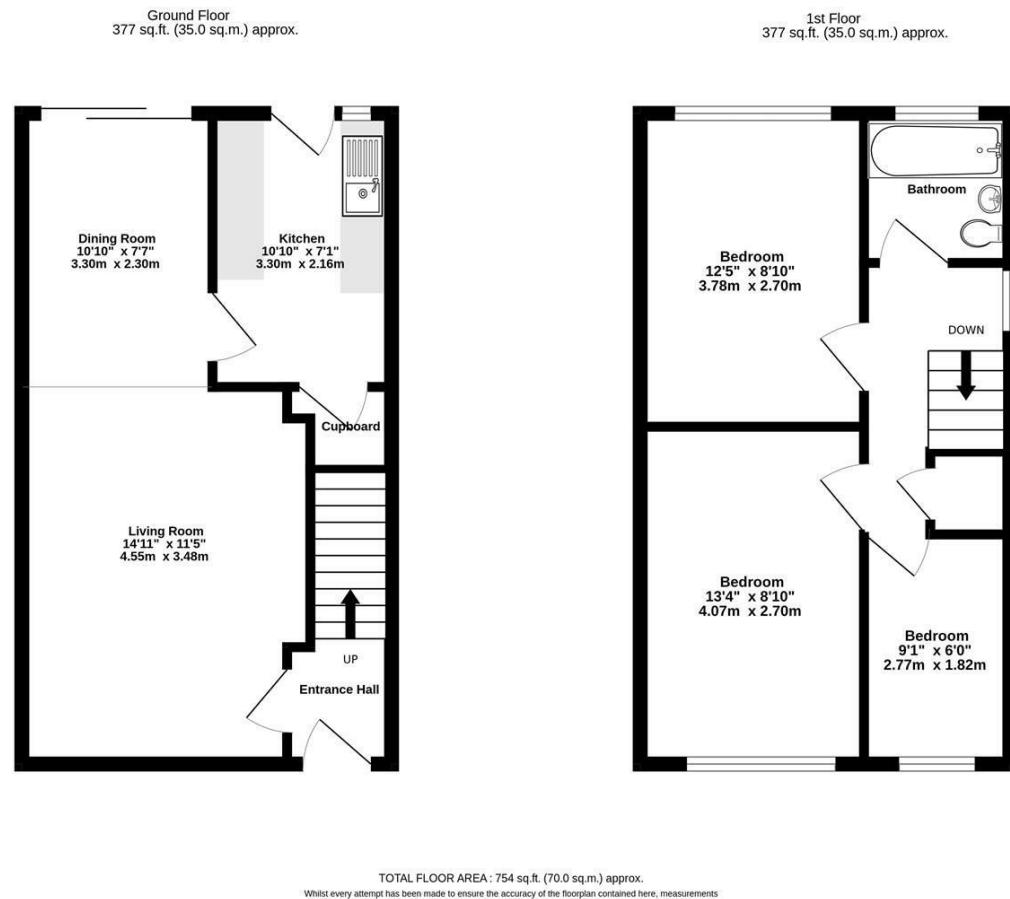
Garage

24 x 8 (7.32m x 2.44m)

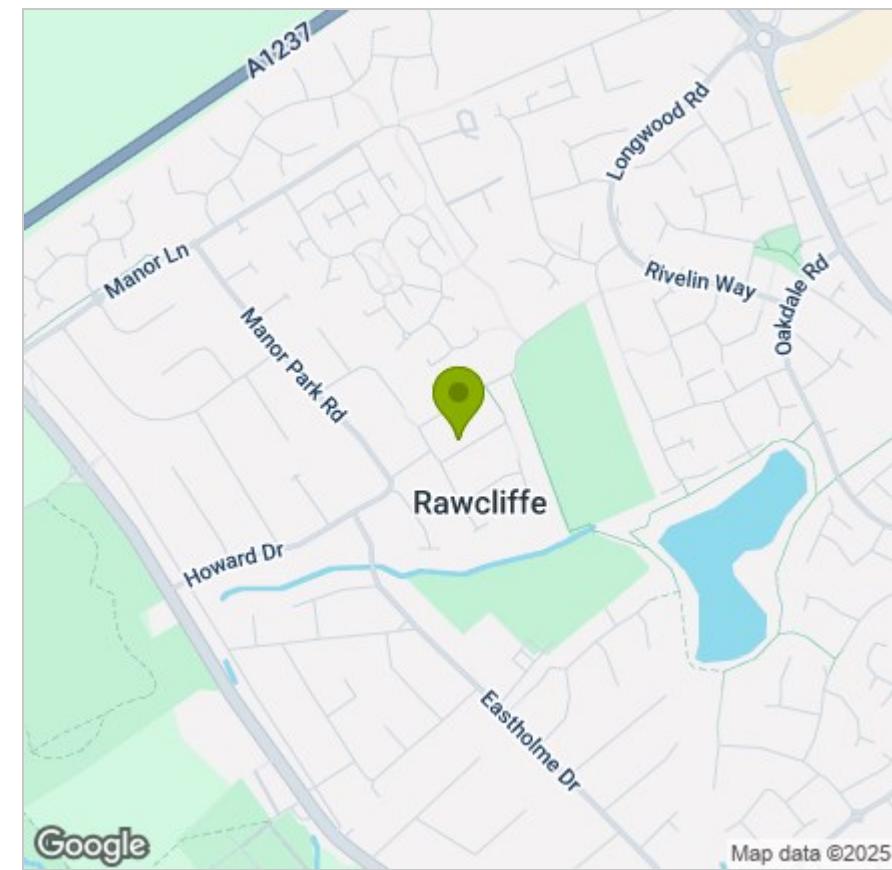
Extended garage with up and over door, door to garden and window to side



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.