



3 Sycamore Place

York, YO30 7DW

Offers Over £700,000

4 2 2 2

**FULLY RENOVATED 1960s 3 STOREY HOUSE WITH
4 BEDROOMS AND 2 BATHROOMS**

Minutes from York train station, the riverside, and the city centre. Peaceful location off Bootham, with St Peter's, Bootham School and good state schools just a short walk away.

Private, south facing, walled garden, rare for the city centre, with secure side access from the street

Two valuable, off street private parking spaces

Light and airy throughout with full width windows in every room

Open plan kitchen/dining/living with bifold doors onto decking and the garden

Spacious and calm first floor sitting room with wide views of Sycamore Place

4 bedrooms, 3 doubles, 1 single

2 bathrooms and ground floor WC

Separate utility room with laundry facilities

Warranties in place for new gas central heating, electrics throughout, windows/doors and appliances

An internal viewing is strongly recommended

Note

Sycamore Place is a wide street only a few minutes away from York's many local shops and bars, theatres and other local attractions.

Easy access by car to York's ring road giving access to the A64 and to the A19.

The accommodation comprises:

Covered Porch

Hallway

Entrance door with glazed side panel, stairs to first floor. smoked oak flooring. doors to:



**Living/Dining Kitchen**

19'5" x 16'4" (5.94m x 5.0m)

Fabulous large open plan room with living and dining area with bifolding doors to the rear garden. Kitchen with high quality newly fitted units with centre island and incorporating integrated AEG oven, microwave and hob with extractor above and integrated fridge/freezer and dishwasher. Smoked oak flooring.

Utility Room

Wall and base units and plumbing for washing machine

Cloaks/w.c.

Wash hand basin and w.c.

First Floor Sitting Room

16'4" x 16'2" (5.0m x 4.93m)

Bright and spacious sitting room with large picture windows to front, stairs leading to the second floor.

Bedroom 3

12'9" x 12'8" (3.89m x 3.87m)

Good sized double bedroom with windows to rear

Shower Room

Contemporary newly fitted with walk in shower and vanity unit with wash hand basin and w.c.

Second Floor Landing

Windows to rear

Bedroom 1

14'4" x 10'0" (4.37m x 3.05m)

Bright and spacious master bedroom with windows to rear

Bedroom 2

14'4" x 10'0" (4.37m x 3.05m)

Double bedroom with windows to front

Bedroom 4

8'3" x 6'7" (2.53m x 2.01m)

Single bedroom or ideal home office with windows to front

Bathroom

Newly fitted quality suite comprising contemporary bath, walk in shower cubicle, wash hand basin and w.c.

Outside

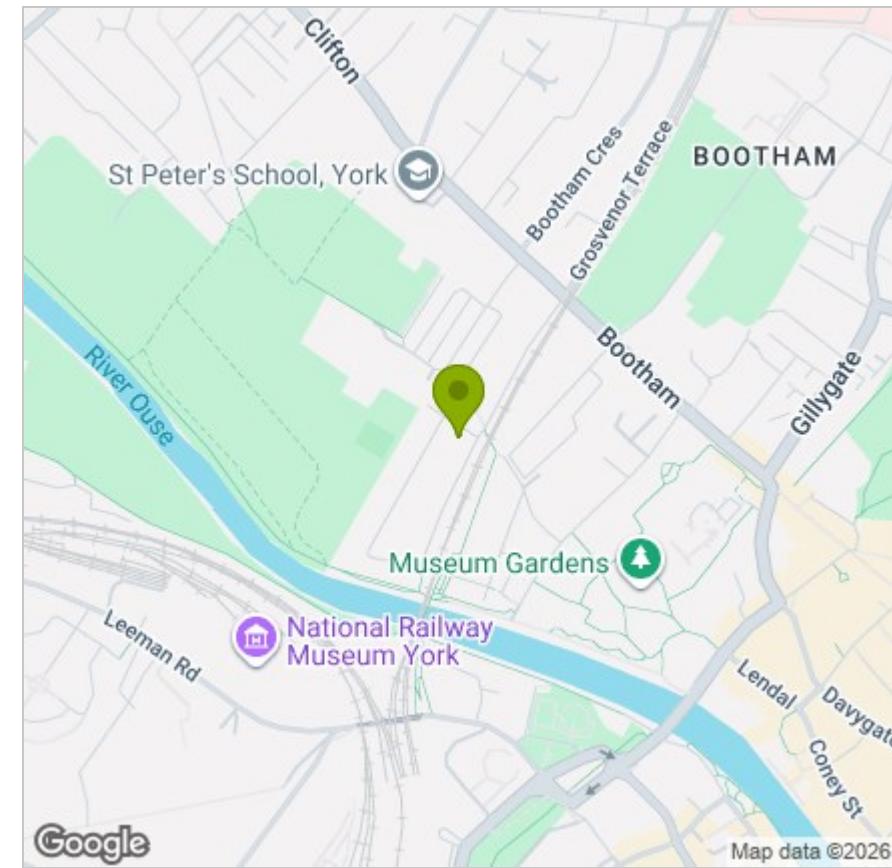
Front garden with private off street parking for 2 cars. To the rear is a good sized walled lawned garden with patio area (which is rare in this central location).



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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