



54 Windmill Rise  
York, YO26 4TX  
Guide Price £550,000

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**FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE WITH APPROX 100FT REAR GARDEN IN THIS HIGHLY SOUGHT AFTER AREA** - conveniently located for York's historic city centre, railway station and the outer ring road, the property is also nearby highly regarded schools, Acomb Front Street and beautiful West Bank Park. Maintained to a very good standard by the present owners, it benefits from double glazing throughout and gas central heating together with well proportioned and versatile living spaces. The property benefits from double glazing throughout and gas central heating and a slightly wider-than-average integral garage. Holgate Windmill is only a few doors away and can be seen from the house and beautiful garden.

Internally, the bright and airy property comprises; entrance hallway with parquet floor, lounge with bay window, dining room, fitted kitchen, first floor landing, three first floor double bedrooms (largest 16'6 long with dual aspect), three-piece house bathroom and bedroom 4/study.

To the outside is a front driveway providing off street parking and the potential for electric car charging, low maintenance front garden and access to the integral single garage. To the rear is a long garden with lawn, mature trees and borders, vegetable plot, storage shed and relaxing sitting areas. An accompanied viewing is highly recommended!

### Entrance Hallway

uPVC entrance door, uPVC window to side, double panelled radiator, Parquet flooring, carpeted stairs to 1st floor, understairs cupboard

### Kitchen

9'6" x 8'6" (2.90m x 2.59m)  
uPVC window to rear, fitted wall and base units with countertop, one and a half stainless steel sink and draining board, space and plumbing for appliances, power points, vinyl flooring

### Lounge

14'2" x 11'1" plus bay (4.32m x 3.38m plus bay)  
uPVC bay window to front, double panelled radiator, carpet, power points





### **Dining Room**

9'6" x 9'6" (2.90m x 2.90m)

uPVC window to rear, double panelled radiator, carpet, power points

### **First Floor Landing**

Carpeted floors, loft access, door to:

### **Bedroom 1**

16'8" x 10'7" (5.08m x 3.23m)

uPVC windows to front and rear, 2 double panelled radiators, carpet, power points

### **Bedroom 2**

14'2" x 11'1" plus bay (4.32m x 3.38m plus bay)

uPVC bay window to front, double panelled radiator, carpet, power

### **Bedroom 3**

11'1" x 9'6" (3.38m x 2.90m)

uPVC window to rear, double panelled radiator, carpet, power points

### **Bedroom 4/Study**

6'11" x 6'5" (2.11m x 1.96m)

uPVC window to front, carpet, power points, double panelled radiator

### **House Bathroom**

Opaque window to front, low level w.c, panelled bath with shower over, wash hand basin, towel radiator, vinyl flooring, power, part-tiled walls

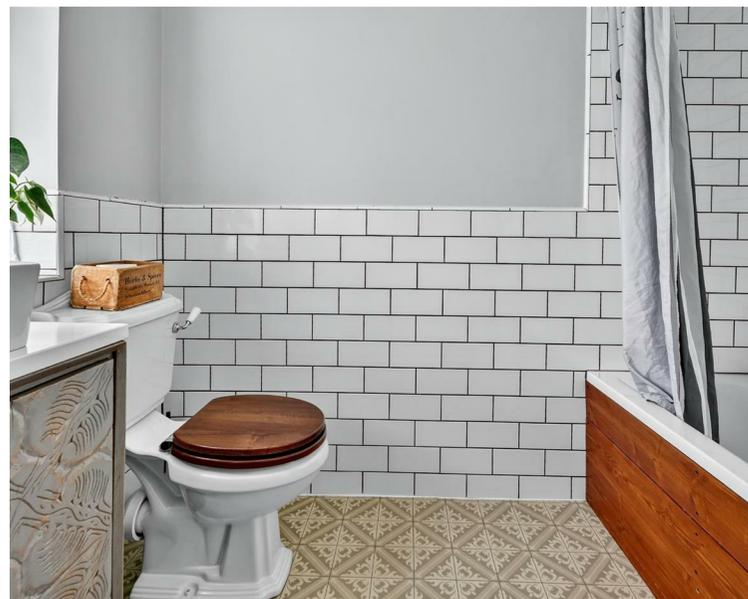
### **Integral Garage**

17'7" x 11'2" (5.36m x 3.40m)

Entrance door, up and over garage door, understairs cupboard, door and window to rear, wall mounted gas combination boiler, plumbing and power points for washing machine

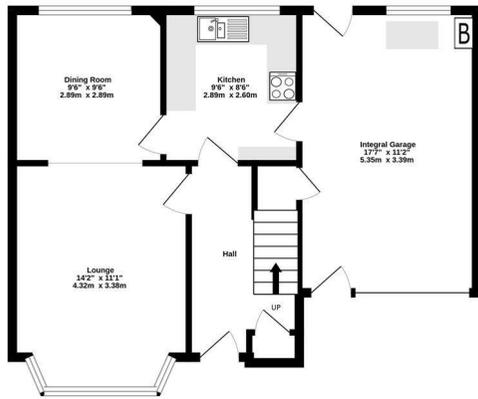
### **Externally**

Front driveway, off-street parking, timber fenced boundary and lawned front garden, long rear garden with sitting areas, lawn, vegetable plots, gravelled area, mature trees and shrubs, timber fenced boundary, timber storage shed.

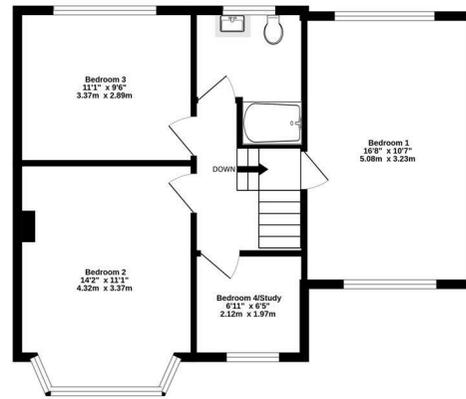


# FLOOR PLAN

Ground Floor  
601 sq.ft. (55.9 sq.m.) approx.



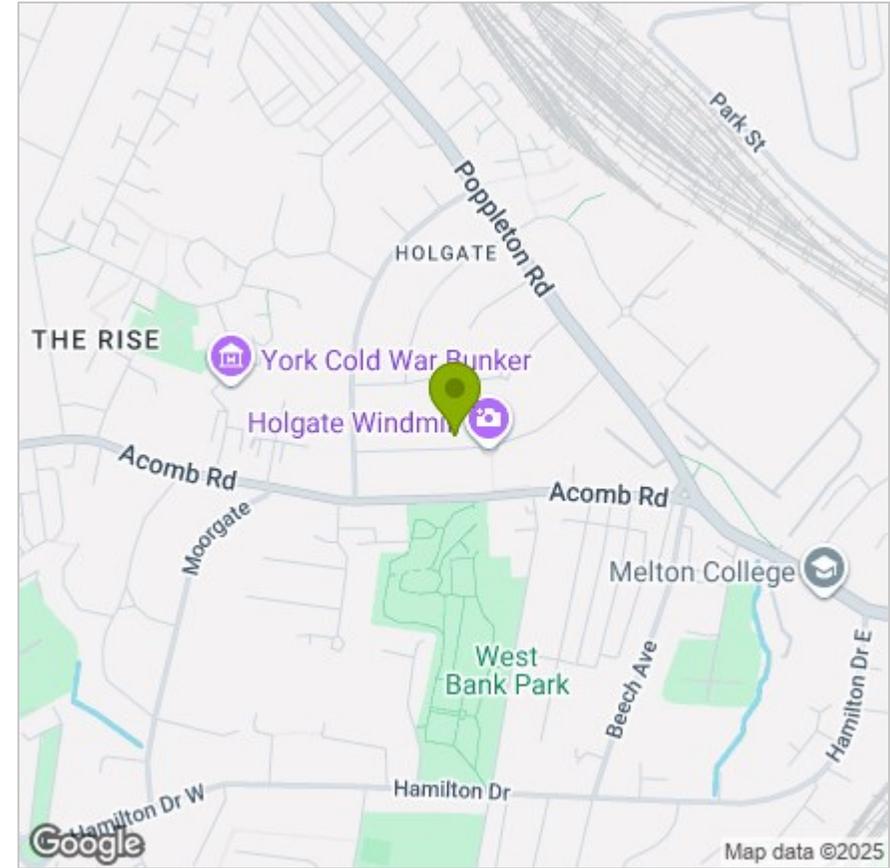
1st Floor  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



## EPC

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

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