



73 Crossways

York, YO10 5HT

Guide Price £325,000

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NO ONWARD CHAIN - A SUPERB THREE BEDROOM, TWO BATHROOM SEMI-DETACHED DORMER BUNGALOW IN ONE OF YORK'S MOST CONVENIENT RESIDENTIAL AREAS.

We are delighted to offer for sale this exciting opportunity to purchase this impressive semi-detached property situated in the popular Badger Hill location. With close proximity to York University and the outer ring road as well as frequent bus links into York city centre, the property is also served by good local schools and amenities.

Recently upgraded, the property offers bright and spacious rooms with a versatile layout and the potential to extend further. The bright and airy living accommodation comprises; fully fitted kitchen, 17' lounge opening to dining room, downstairs bathroom, first floor landing, two first floor double bedrooms including large principal bedroom, three piece ensuite bathroom and generous eaves storage.

To the outside is a front gravelled driveway, providing ample off street parking and the potential for electric car charging. Gated side access to the landscaped rear garden with stone patio, decked area, lawn and detached single garage. An internal viewing is highly recommended!

Inner Hall Way

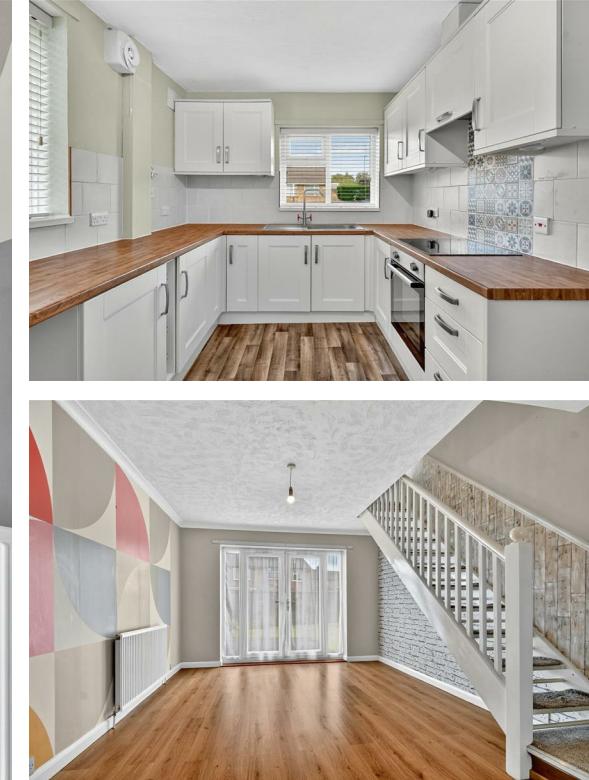
Carpet with door to:

Lounge

17'4" x 11'6" (5.28m x 3.51m)
uPVC window to front, electric fire with surround, double panelled radiator, carpet and power points

Sitting/Dining Room

13'1" x 11'5" (3.99m x 3.48m)
uPVC French doors and windows to rear, single panelled radiator, laminate flooring, power points, stairs to first floor





Kitchen

12'6" x 8'7" (3.81m x 2.62m)
uPVC door to side, two uPVC windows to side and rear, fitted wall and base units with counter top; stainless steel sink and draining board with mixer tap, oven and hob, space and plumbing for appliances, double panelled radiator, extractor fan, power points, vinyl flooring

Bathroom

6'3" x 5'7" (1.91m x 1.70m)
Opaque uPVC window to side, panelled bath, low level w.c, wash handbasin, part tiled walls, vinyl flooring, single panelled radiator, extractor fan

Bedroom 3

9'11" x 8'8" (3.02m x 2.64m)
uPVC window to rear, double panelled radiator, carpet and power points

First Floor Landing

uPVC window to rear, carpet, door to:

Bedroom 1

17'8" x 11'7" (5.38m x 3.53m)
uPVC window to rear, laminate flooring, double panelled radiator, power points,

Bedroom 2

10'3" x 8'7" (3.12m x 2.62m)
uPVC window to rear, laminate flooring, power points, radiator

Ensuite

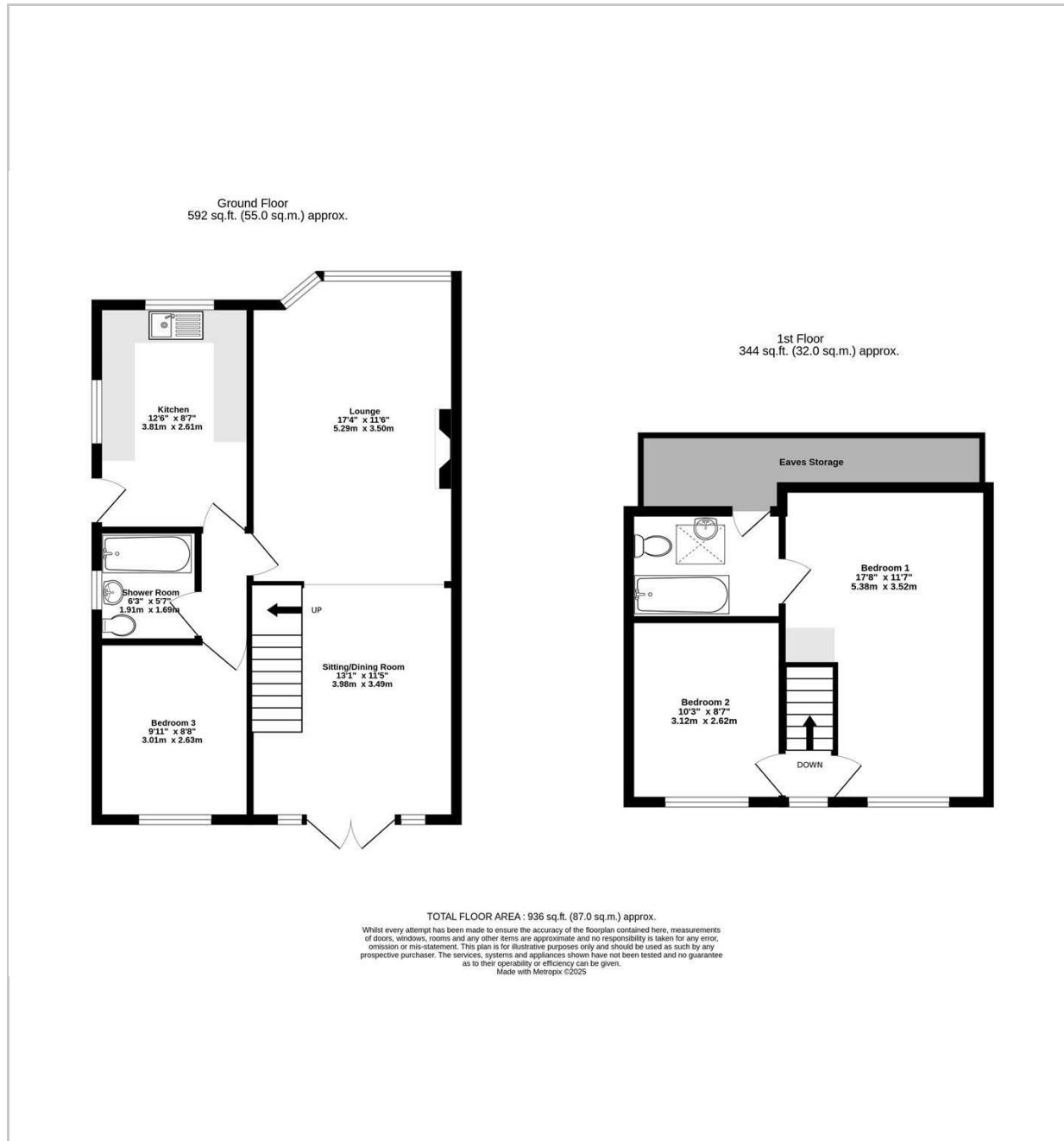
Velux to front, pedestal wash handbasin, panelled bath with mixer shower over, low level w.c, double panelled radiator, vinyl flooring, extractor fan

Outside

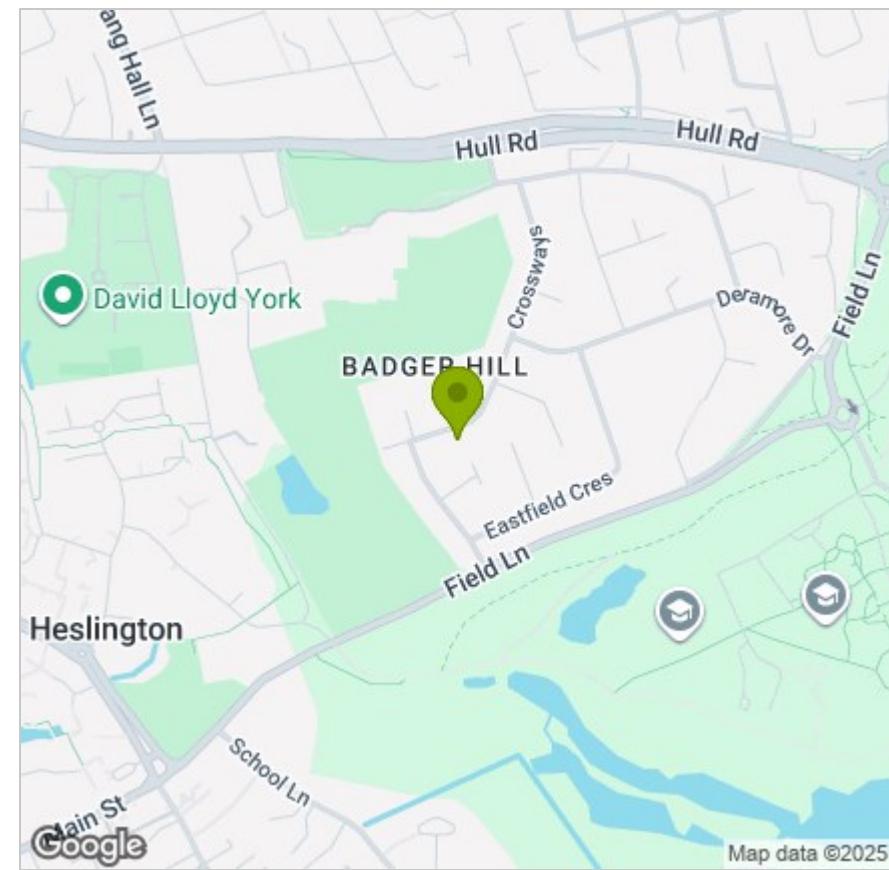
Front gravelled driveway with brick boundary wall. To the rear is a long garden with timber decked area, timber fence boundary and separate patio. Garage with up and over door, window to side, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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