



16 White House Rise
York, YO24 1EE

Guide Price £479,950

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NO ONWARD CHAIN! A quality extended 3 bedroom semi-detached property located on this quiet and pretty cul-de-sac just off Tadcaster Road, moments from Knavesmire Racecourse and Hobmoor as well as having easy access into York City Centre and the Railway Station. Upgraded to a very impressive standard throughout including feature log burner, internal oak doors and landscaped rear garden. Ready to move into, the property possesses all the essentials of a family home

The bright and airy property comprises; entrance hall, WC/cloaks, lounge with bay window, open plan kitchen/dining room with breakfast bar and French doors onto garden, utility, first floor landing, 3 first floor bedrooms (2 generous doubles and one single) and superb 4 piece family bathroom. To the outside is a front driveway providing ample off street parking and the potential for electric car charging, storage areas and side access to rear landscaped garden with paved patio, lawn and storage shed. An internal viewing of this brilliant period property is highly recommended.

Entrance Hallway

Composite entrance door, column radiator, engineered wood flooring, spotlights, carpeted stairs to first floor

WC/Cloaks

Opaque uPVC window to front, pedestal wash hand basin, low level WC, towel radiator, engineered wood flooring, extractor fan

Lounge

Double glazed bay window with shutters to front, feature log burner with stone hearth, column radiator, engineered wood flooring, spotlights, TV and power points





Kitchen/Dining Room

Kitchen Area: 2 double glazed windows to rear, 2 Velux windows, fitted wall and base units, counter top and breakfast bar peninsula, one and half sink and draining board with mixer tap, five ring gas hob and electric oven, integrated dishwasher and drink cooler, space for fridge/freezer, engineered wood flooring, column radiator, spotlights, power points, uPVC door to side

Dining Area: uPVC French doors to outside, 2 column radiators, engineered wood flooring, spotlights, TV and power points

Utility

Window to side, fitted wall and base units, plumbing and space for appliances, wall mounted electric heater, engineered wood flooring, under stairs cupboard, spotlights

First Floor Landing

Window to side, storage cupboard, carpeted flooring, access to boarded loft, spotlights, power points

Bedroom 1

Double glazed window to front with shutters, column radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, carpeted flooring, column radiator

Bedroom 3

Window to front, column radiator, carpeted flooring, power points

Bathroom

Opaque uPVC window to rear, panelled bath, corner walk-in shower cubicle, low level WC, wash hand basin, tiled walls, tiled floor, towel radiator, extractor fan, recessed spotlights

Outside

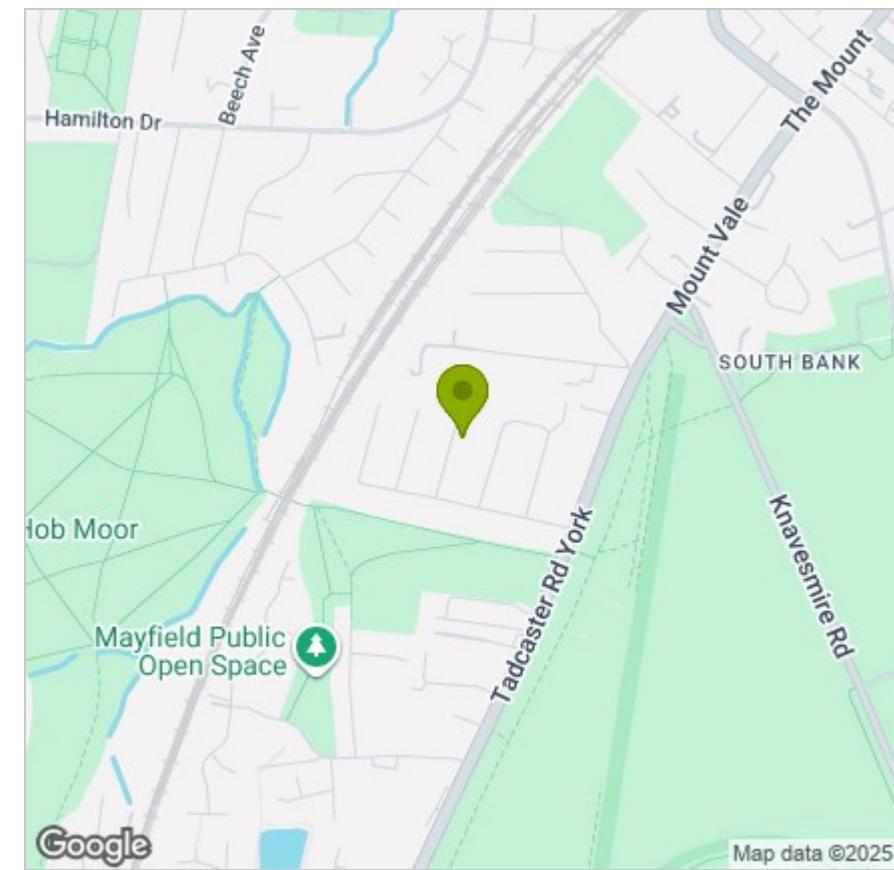
Front slatted gravel driveway, timber storage, side access, rear garden with lawn and Indian stone patio areas, timber fence boundary, flower borders, free standing storage shed, outside tap.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	71
(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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