



56 Rosedale Avenue  
York, YO26 5LQ  
Guide Price £369,500

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We are delighted to offer for sale this traditional large extended three bedroom semi-detached house set within this highly sought after residential location close to local amenities, schools, transport links and green spaces and within easy access to the by-pass. This home is ideal for families, first-time buyers, and commuters alike. The bright and spacious living accommodation has been maintained to a high standard by the present owners and provides extremely versatile living accommodation comprising: entrance hall, cloaks/WC, large lounge/diner with feature log burner and bay window to the front, dining kitchen with French doors and high gloss modern fitted units and looking out onto raised decked area, stairs lead to first floor landing where there are three well proportioned bedrooms, bathroom/WC with modern quality white suite. Front drive provides ample car parking and leads to an attached garage Private low maintenance garden with raised decked area and attached garage.

An internal viewing is strongly recommended to appreciate both the size and quality of accommodation on offer.

### Entrance Hall

Laminate flooring, coving to ceiling, built in cupboard with recently fitted consumer unit central heating radiator

### Lounge/Dining Room

Open plan, bay window to front, coving to ceiling, attractive log burning stove set on a hearth, oak veneered flooring, central heating radiator, folding doors to

### Breakfast Kitchen

Fitted with an excellent range of high gloss base and wall mounted units incorporating roll top surfaces, five ring gas range cooker with double oven and extractor fan over, tiled splashbacks, one and a half bowl sink with mixer tap over, breakfast bar, plumbing for dishwasher., window to rear. French doors to raised decked area..





### **W.C./Cloaks**

Low level w.c., wall hung wash basin, window to side

### **First Floor Landing**

Stairs to first floor landing, window to side, loft access with loft ladder, loft has electric light and is fully boarded

### **Bedroom 1**

Bay window to front, central heating radiator, excellent range of fitted wardrobes, coving to ceiling

### **Bedroom 2**

Fitted with an excellent range of wardrobes, window to rear, central heating radiator

### **Bedroom 3**

Built in cupboard, coving to ceiling, window to front, central heating radiator

### **Bathroom**

"P" shaped bath with shower over, wash basin set in vanity unit with mixer tap over, wall hung toilet, fully tiled walls, vinyl flooring, radiator, spotlights to ceiling

### **Outside**

To the front is an attractive patterned imprinted driveway providing off-street parking for several cars and leading to an attached brick garage with plumbing for automatic washing machine and wall mounted boiler. To the rear is a fully enclosed private garden with a raised decked seating area with steps down to a low maintenance artificial turf and patio area.

### **Agents Note:**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

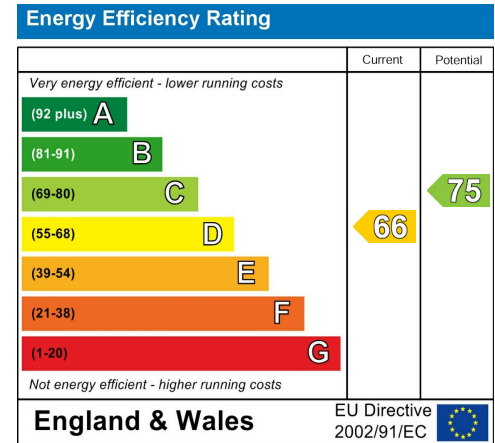
# FLOOR PLAN



# LOCATION



## EPC



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