



22 Meadowfields Drive  
York, YO31 9HN  
Guide Price £425,000



## NO ONWARD CHAIN

A fabulous semi-detached extended home with impressive kitchen and bathroom located on this quiet residential street. Renovated throughout, this quality property is certain to appeal to a range of buyers. With recently updated electrics and central heating and a versatile layout, the bright and airy living accommodation comprises: entrance hallway, 20ft open plan kitchen/dining room with bi-fold doors to garden, lounge with media wall, study/family room, utility area, cloakroom/w.c., first floor landing, three first floor double bedrooms including master bedroom with three piece ensuite and separate four piece house bathroom. To the outside is a gravelled driveway providing ample off-street parking and the potential of electric car charging, integral single garage with brick store and walled rear landscaped garden. An accompanied viewing of this superb property is strongly recommended.

### Entrance Hallway

Composite entrance door, luxury vinyl tiling to floor, carpeted stairs to first floor

### Lounge

14'4" x 11'6" (4.37m x 3.51m)  
uPVC bay window to front, double panelled radiator, media wall, television point, power point, luxury vinyl tiling flooring

### Kitchen

14'4" x 10'3" (4.37m x 3.12m)  
Fitted wall and base units with counter tops, electric oven and induction hob, microwave, fridge freezer, integrate dishwasher, luxury vinyl tiled flooring, power points

### Dining Room

13'1" x 10'6" (3.99m x 3.20m)  
Feature bi-fold doors, luxury vinyl tiled flooring, power points double panelled radiator, spotlights





### Utility

Plumbing and power for washing machine, luxury vinyl tile flooring, power points, door to integral garage

### Study/Playroom

11'9" x 8'4" (3.58m x 2.54m)  
uPVC double glazed door to patio, double panelled radiator, power points, luxury vinyl tiled flooring, spotlights

### Cloakroom

Low level w.c, wash hand basin, towel radiator, extractor fan, luxury vinyl tiled flooring

### First Floor Landing

Loft access via drop-down ladder, power points, carpet

### Bedroom 1

14'8" x 12' (4.47m x 3.66m)  
uPVC window to front, double panelled radiator, carpet and power points

### En-suite

Walk in shower cubicle, low level w.c., wash hand basin part tiled walls, tiled flooring, recessed spotlights, extractor fan

### Bedroom 2

14'9" x 11'4" (4.50m x 3.45m)  
uPVC bay window to front, wardrobe/cupboard, double panelled radiator, carpet, power points

### Bedroom 3

14'5" x 9'6" (4.39m x 2.90m)  
Tow uPVC windows to rear, double radiator, carpet, power points

### House Bathroom

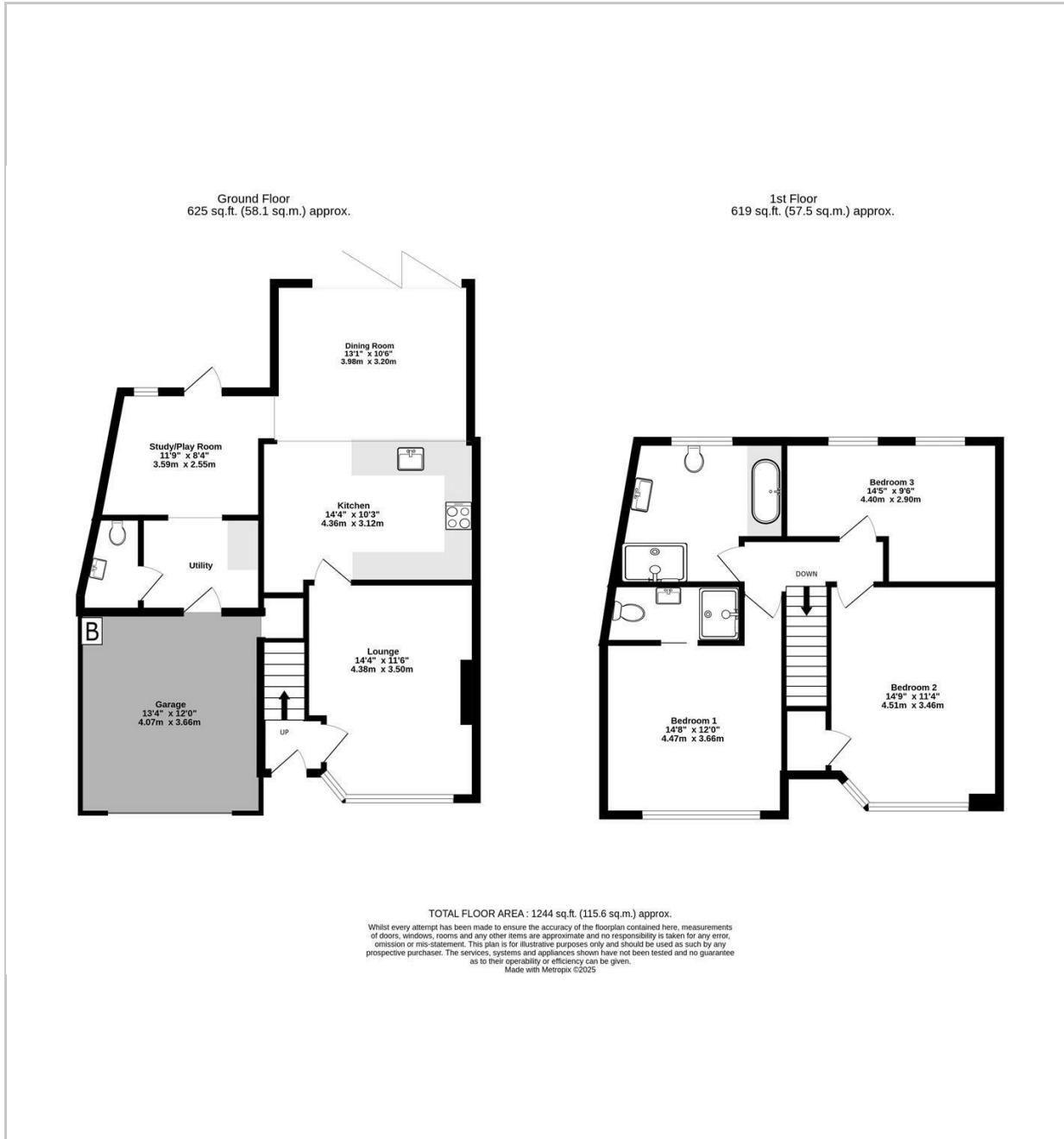
Window to rear, panelled bath with tiled surround and central taps, walk-in shower, low level w.c., wash handbasin, part tiled walls, tiled floor, recessed spotlights, extractor fan

### To the outside

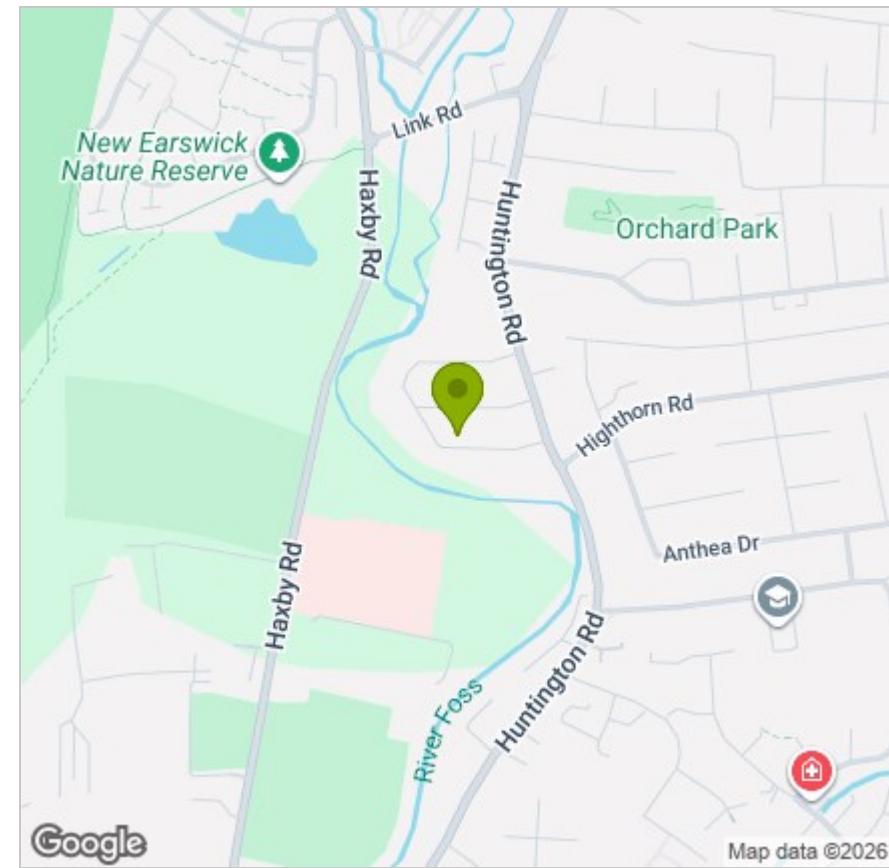
Gravelled front driveway with brick boundary wall, brick store, rear patio, lawn, timber fenced boundary, outside tap, integral garage with roller door, power and lighting



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	60
(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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