



17 Cranbrook Avenue
York, YO26 5JD
Guide Price £465,000

AN EXCEPTIONAL AND EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE! This spacious family home is located to the West of York city centre and close to many local amenities, schools and the outer ring road. The property has been updated by the current Vendors to a superb standard throughout. The bright and spacious living accommodation briefly comprises entrance hallway, lounge with bay window to front and feature log burner, generous open plan living/dining kitchen with bifolding doors to the garden and kitchen island with bespoke worktop, utility room, cloaks/WC, integral garage, first floor landing, five bedrooms (one currently used as a study) plus a house bathroom and separate shower room. To the outside is a front driveway providing parking for several vehicles plus an electric car charging point whilst to the rear is an enclosed garden laid to lawn with two patio areas. An internal viewing of this premium property is highly recommended.

Entrance Hall

Composite entrance door, carpeted stairs to first floor, double panelled radiator. Laminate flooring.

Lounge

uPVC double glazed bay window to front, ceiling coving, feature log burner with hearth, double panelled radiator, TV point, power points. Laminate flooring.

Open Plan Living/Dining Kitchen

Kitchen/dining area with uPVC double glazed bifold doors to garden, uPVC double glazed window to rear, fitted wall and base units with Quartz counter tops, inset sink with mixer tap, integrated appliances including double oven, induction hob and dishwasher, two velux windows, recessed spotlights, power points. Laminate flooring. Dining area comprising column radiator, power points, recessed spotlights. Laminate flooring.

Utility Room

uPVC double glazed window to rear and door on to garden, oak counter top, space and plumbing for appliances, wall mounted gas combination boiler, power points, recessed spotlights. Laminate flooring.

Cloaks/WC

WC with built in basin, recessed spotlights. Laminate flooring.

Integrated Garage

Up and over door, power points and lighting.

First Floor Landing

Balustrade, power points. Carpet. Doors to;





Bedroom 1

uPVC double glazed bay window to front, fitted wardrobes, double panelled radiator, power points. Carpet. Door to;

Bedroom 2

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bedroom 3

uPVC double glazed window to front, double panelled radiator, power points. Carpet.

Bedroom 4

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bedroom 5/Study

uPVC double glazed window to front, double panelled radiator, power points. Parquet flooring.

Bathroom

Opaque uPVC double glazed window to rear, panelled bath, walk in mains shower, wall mounted wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan. Vinyl flooring.

Shower Room

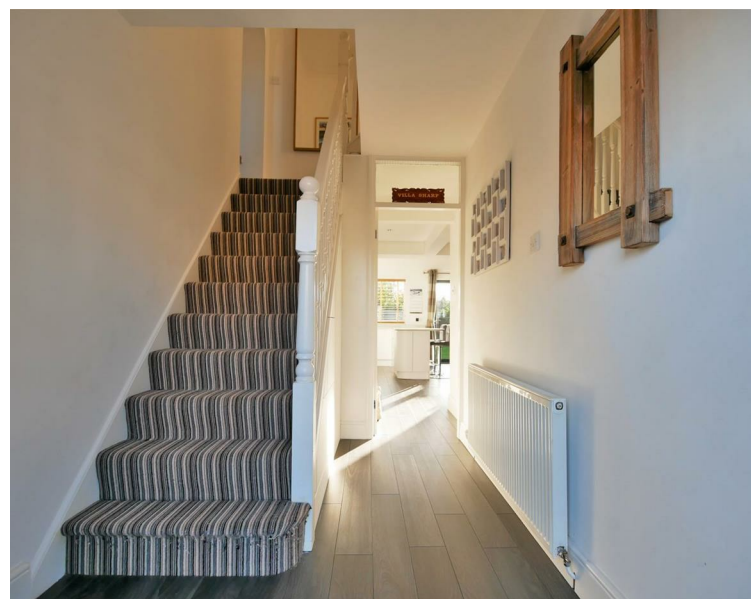
Walk in mains shower cubicle, wash hand basin, low level WC, towel rail/radiator, part tiled walls. Vinyl flooring.

Outside

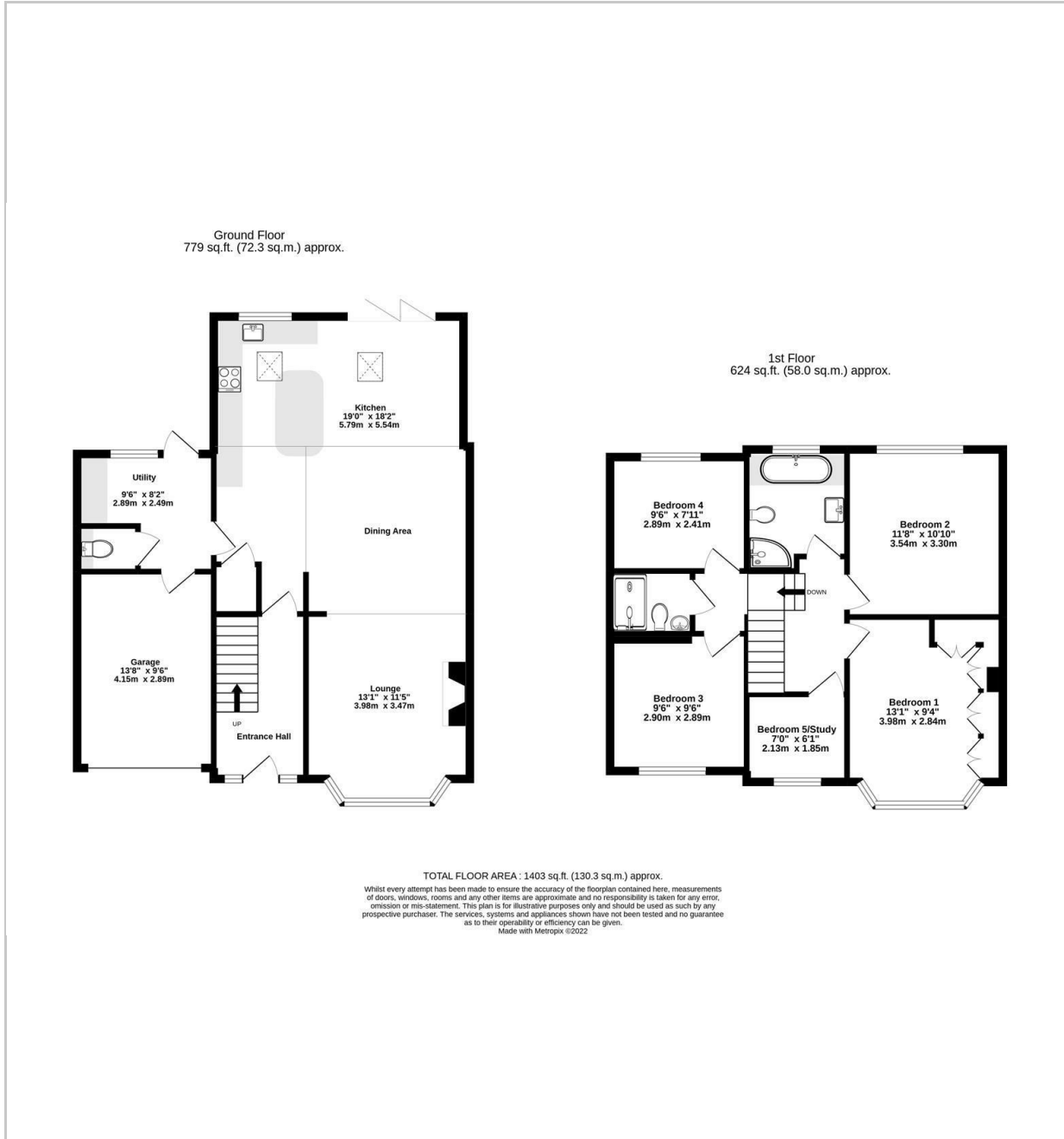
Front driveway with brick boundary wall, wall mounted electric charging point with power socket. Rear lawned garden with two patio areas, raised borders and beds and timber fence boundary.

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.