



49 Wilton Rise
York, YO24 4BT
£300,000

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NO ONWARD CHAIN! A fabulous opportunity to purchase this three bedroom semi-detached house with good sized garden room/workshop within this convenient location of Holgate situated on Wilton Rise a private road close to the railway station, city centre as well as adjacent to the exciting York central development. Although in need of some updating the property has the benefit from off street car parking, uPVC double glazing and gas central heating.

Internally it comprises; entrance hallway, lounge with bay window, dining room, fitted kitchen, rear hall/utility room, first floor landing, three first floor bedrooms (two doubles and one single) and a three piece shower room.

To the outside is a gated front driveway providing off street parking and the potential for electric car charging, good sized rear landscaped garden with artificial turf, patio and flower borders, detached garden room/workshop which has a vast amount of potential for further use.

An accompanied viewing is strongly recommended.



Entrance Hallway

uPVC entrance door, double panelled radiator, laminate flooring, carpeted stairs to first floor

Lounge

uPVC bay window to front, double panelled radiator, laminate flooring, TV and power points

Dining Room

uPVC double doors to rear, laminate flooring, power points

Kitchen

uPVC window to rear, fitted wall and base units with countertop, stainless steel sink and draining board, tiled flooring, door to





Utility/Rear Hallway

Entrance doors to front and rear, wall mounted gas combination boiler, plumbing and power for washing machine

First Floor Landing

Opaque uPVC window to side, loft access, carpeted flooring

Bedroom 1

uPVC bay window to front, laminate flooring, double panelled radiator, power points

Bedroom 2

uPVC window to rear, fitted wardrobes, laminate flooring, power points

Bedroom 3

uPVC window to rear, laminate flooring, double panelled radiator

Shower Room

Opaque uPVC window to front, pedestal wash hand basin, low level wc, wet room style walk-in shower cubicle with 'Aquaboarding' and vinyl flooring, double panelled flooring and extractor fan

Outside

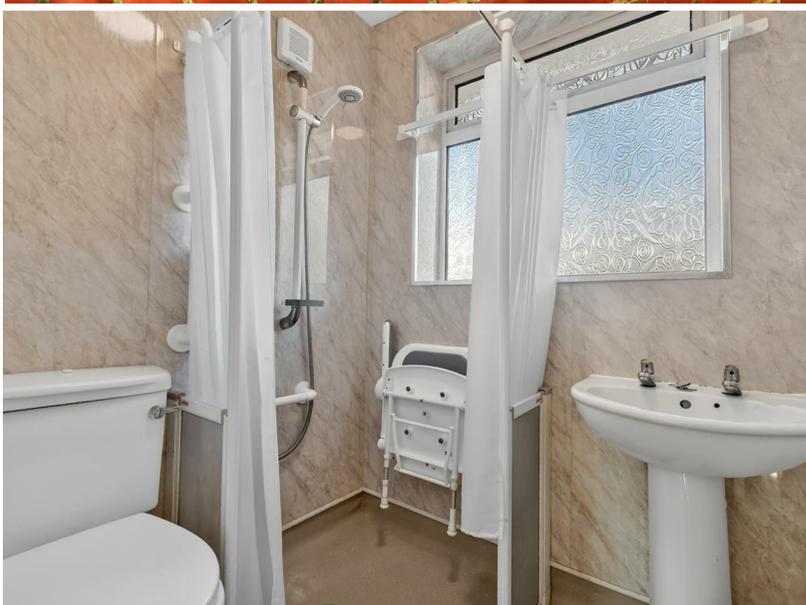
Brick boundary wall, gated front driveway with patio, rear landscaped garden with timber fence boundary, patio area, artificial turf, flower borders, outside tap

Garden Room/Workshop

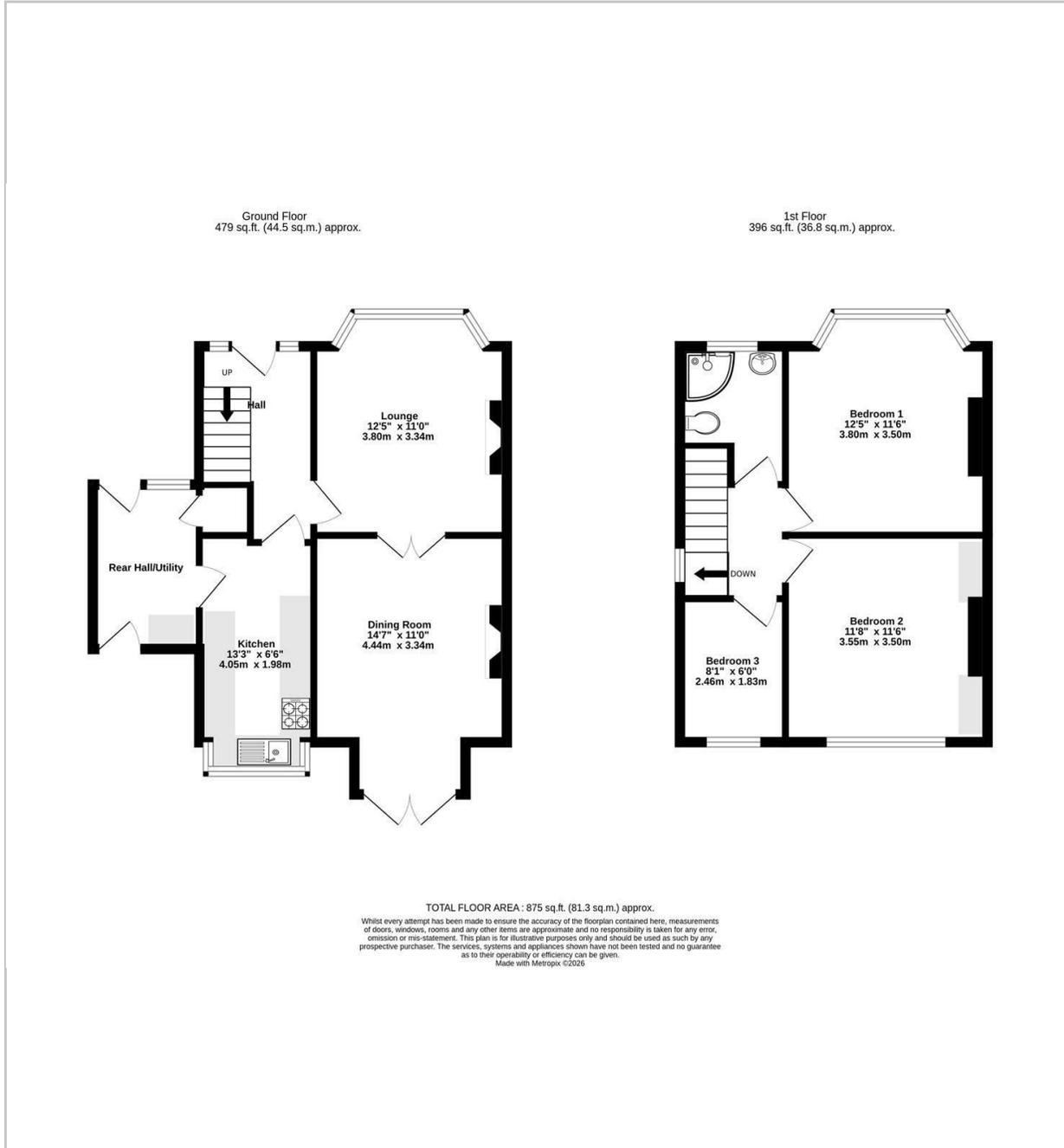
uPVC windows, sliding doors for access

Agents Notes

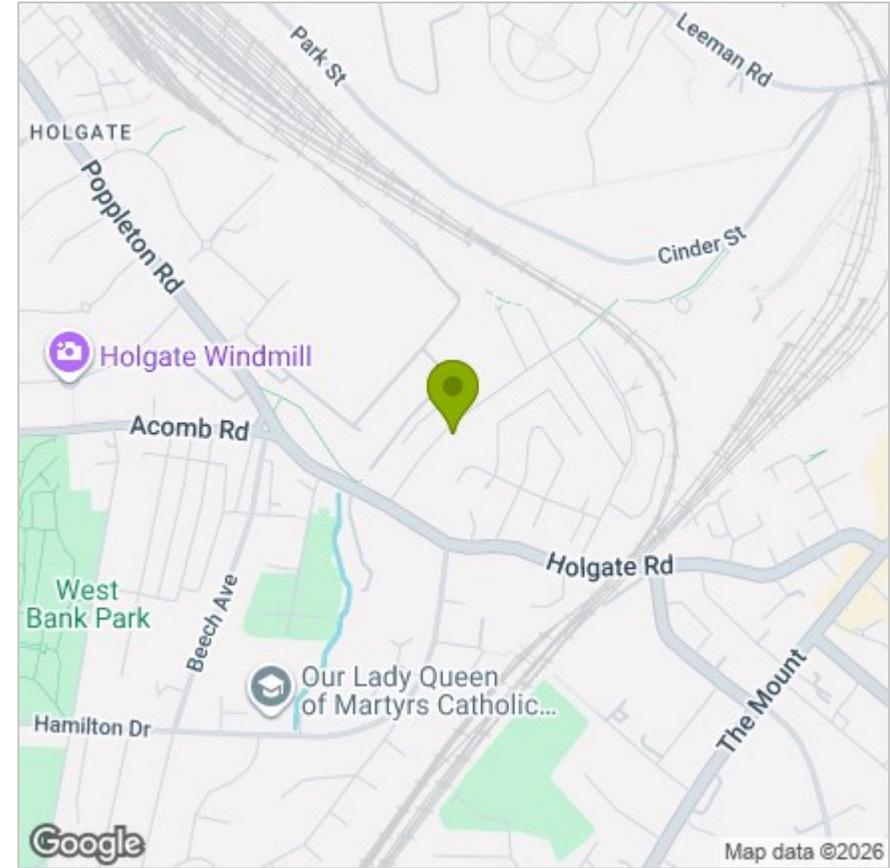
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FLOOR PLAN



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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