



8 Vanbrugh Drive  
York, YO10 5HE  
Guide Price £490,000

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A fabulous four bedroom, two bathroom extended family home located in this sought after Badger Hill area close to shops, schools and amenities as well as University of York and excellent transport links. Updated and extended by the current vendors to a very good standard throughout, the bright and versatile living accommodation comprises: entrance hallway with composite door, lounge, superb open plan living and dining kitchen with island/breakfast bar and French doors onto a patio, utility room, w.c./cloaks, first floor landing, four first floor bedrooms, three piece bathroom with roll-top bath and separate three piece shower room.

To the outside is a paved driveway providing ample off street parking for at least four vehicles and the potential for electric car charging, side access to the rear landscape garden with paved patio, lawn, timber fenced boundary. There is also an internal garage with power and lighting.

An accompanied viewing of this very impressive property is strongly recommended.



### Entrance Hallway

Composite entrance door, column radiator, storage cupboard, carpeted stairs to first floor, power points

### Lounge

Electric fire with surround, uPVC window to front, two column radiators, carpeted flooring, power points

### Living Kitchen

Fitted wall and base units with countertop, kitchen island with breakfast bar and power points, double oven, space and plumbing for dishwasher, built-in fridge/freezer, laminate flooring, storage cupboard, recessed spotlights, power points, uPVC window to rear, two Velux windows, column radiator



### Dining Area

Column radiator, laminate flooring, recessed spotlights, column radiator, power points





### Utility

uPVC window and door to rear, fitted wall and base units with stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, laminate flooring

### WC

Low level WC, wash hand basin, 'Aquaboarding'

### First Floor Landing

Carpeted flooring, power points, loft access via drop down ladder, uPVC window to side

### Bedroom 1

uPVC window to front, fitted wardrobes, carpeted flooring, column radiator, power points

### Bedroom 2

uPVC window to rear, carpeted flooring, column radiator, power points

### Bedroom 3

uPVC window to rear, carpeted flooring, column radiator, power points

### Bedroom 4

uPVC window to rear, carpeted flooring, column radiator, power points

### Bathroom

Feature roll top bath, wash hand basin, low level WC, tiled walls, vinyl flooring, column radiator

### Shower Room

Opaque uPVC window to front, large walk-in shower cubicle, wash hand basin, low level WC, recessed spotlights, extractor fan, laminate flooring, towel radiator

### Outside

Front paved driveway leading to garage, gated side access, rear patio, lawn, timber shed and fence boundary, garden lighting

### Integral Garage

55'9"ft 6'6" x 26'2"ft (17ft 2 x 8ft)

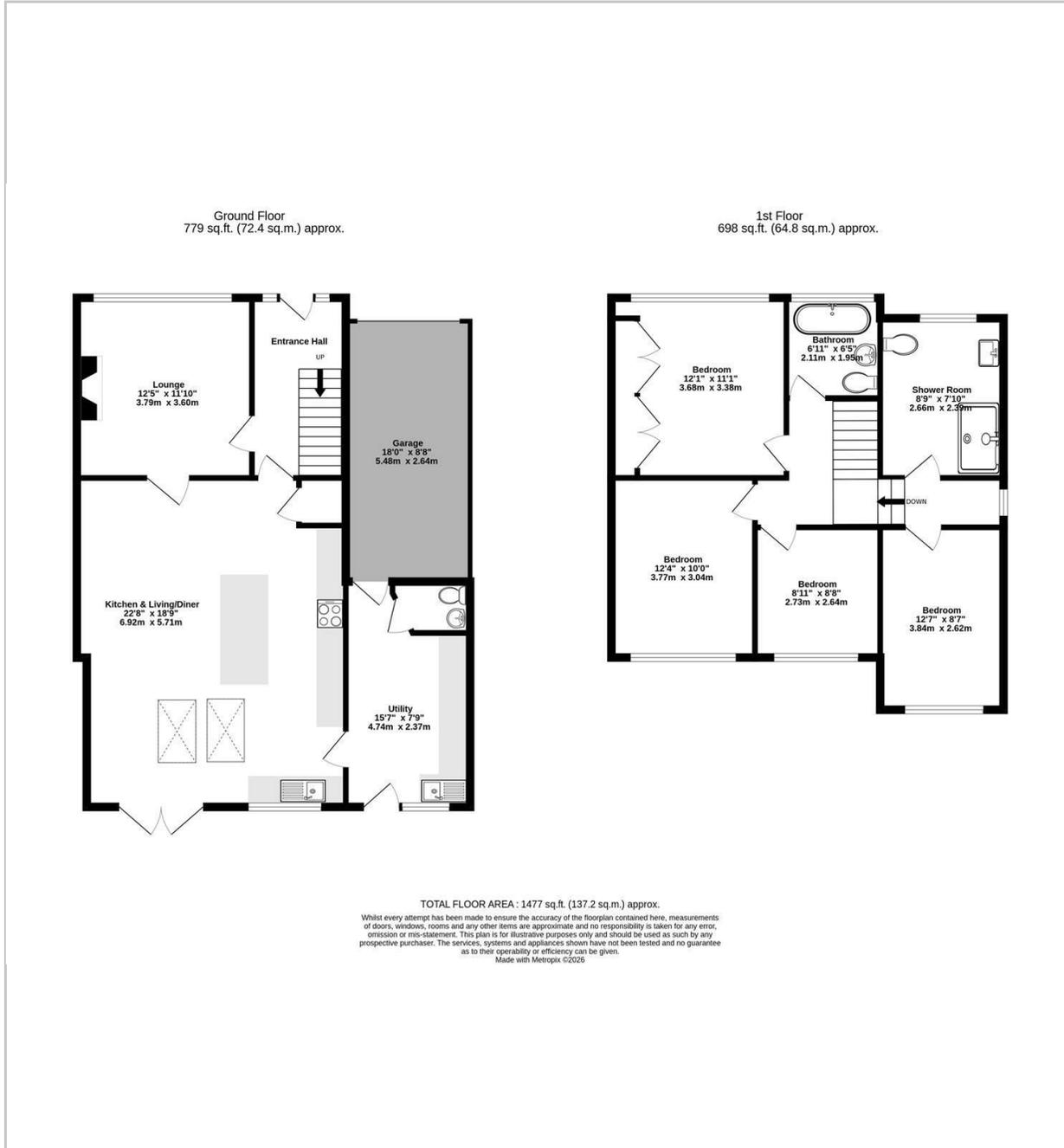
Garage door, power and lighting, wall mounted gas combination boiler

### Agents Notes

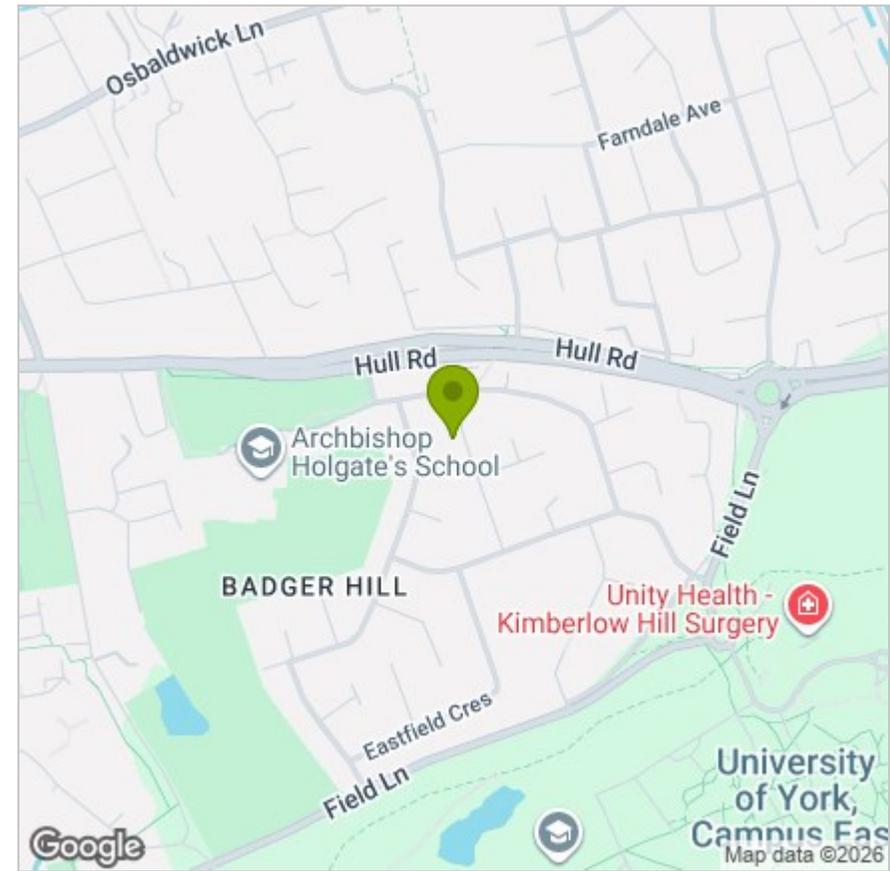
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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