



2 White House Dale
York, YO24 1EB

£495,000

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NO FORWARD CHAIN!! A FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE set in this popular residential location just off Tadcaster Road and with easy access into York's historic city centre, Hob Moor and the outer ring road. The well-presented living accommodation is suitable for a variety of buyers and has gas central heating and uPVC double glazing. Internally the property comprises; entrance hall, lounge, large open plan dining/kitchen with French doors, rear hall, cloaks/WC, integral store/utility, first floor landing, three first floor bedrooms, four-piece house bathroom and second floor bedroom four. To the outside is a well tended front garden, driveway providing off street parking and the potential for electric car charging. To the rear is a low maintenance garden with patio and gravelled areas, flower borders and fence boundary. An internal viewing is highly recommended

Entrance Hallway

Composite entrance door, carpeted floors, double panelled radiator, stairs to first floor

Lounge

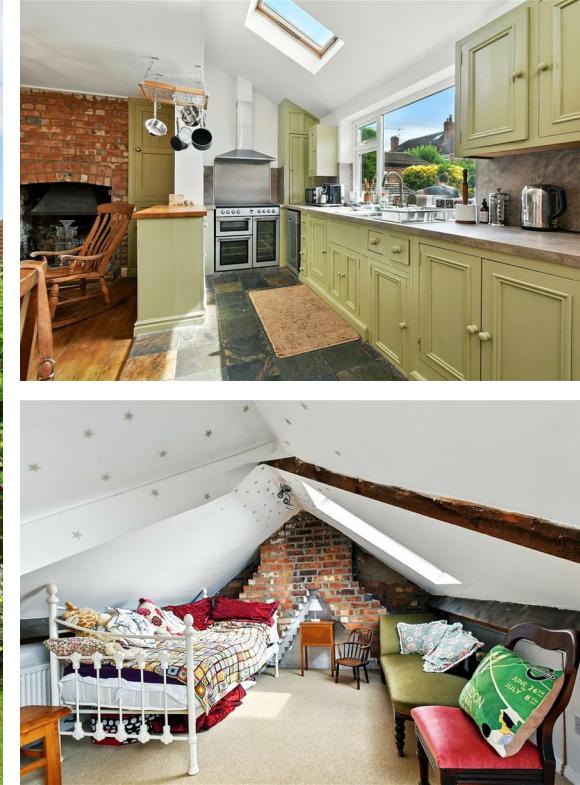
13' x 11' (3.96m x 3.35m)
uPVC window to front, log burner with marble hearth, double panelled radiator, TV and power points

Kitchen/Dining Room

22' x 15'10" (6.71m x 4.83m)
Open fire brick surround and hearth, Shaker style wall and base kitchen units with counter top, stainless steel sink and drainer, free standing range cooker, space and power points for appliances, two Velux windows, uPVC window to rear, French doors to garden, exposed timber floor boards and slate tiling, power points, walk in pantry

WC/Cloakroom

Low level WC, wash hand basin, laminate flooring





Garage

Large double timber doors, plumbing and power points for appliances, understairs cupboard

First Floor Landing

uPVC window to front, carpeted floor

Bedroom 1

11' x 101 (plus bay) (3.35m x 30.78m (plus bay))

uPVC bay window to front, fitted wardrobes, single panelled radiator, traditional fireplace, power points

Bedroom 2

9'7 x 8'10" (2.92m x 2.69m)

uPVC window to rear, carpeted floor, single panelled radiator, storage cupboard, power points

House Bathroom

Two opaque uPVC windows to rear, corner shower cubicle, panelled bath, low level WC, pedestal wash hand basin, towel radiator, Luxury vinyl tiled flooring, extractor fan, spotlights

Bedroom 3

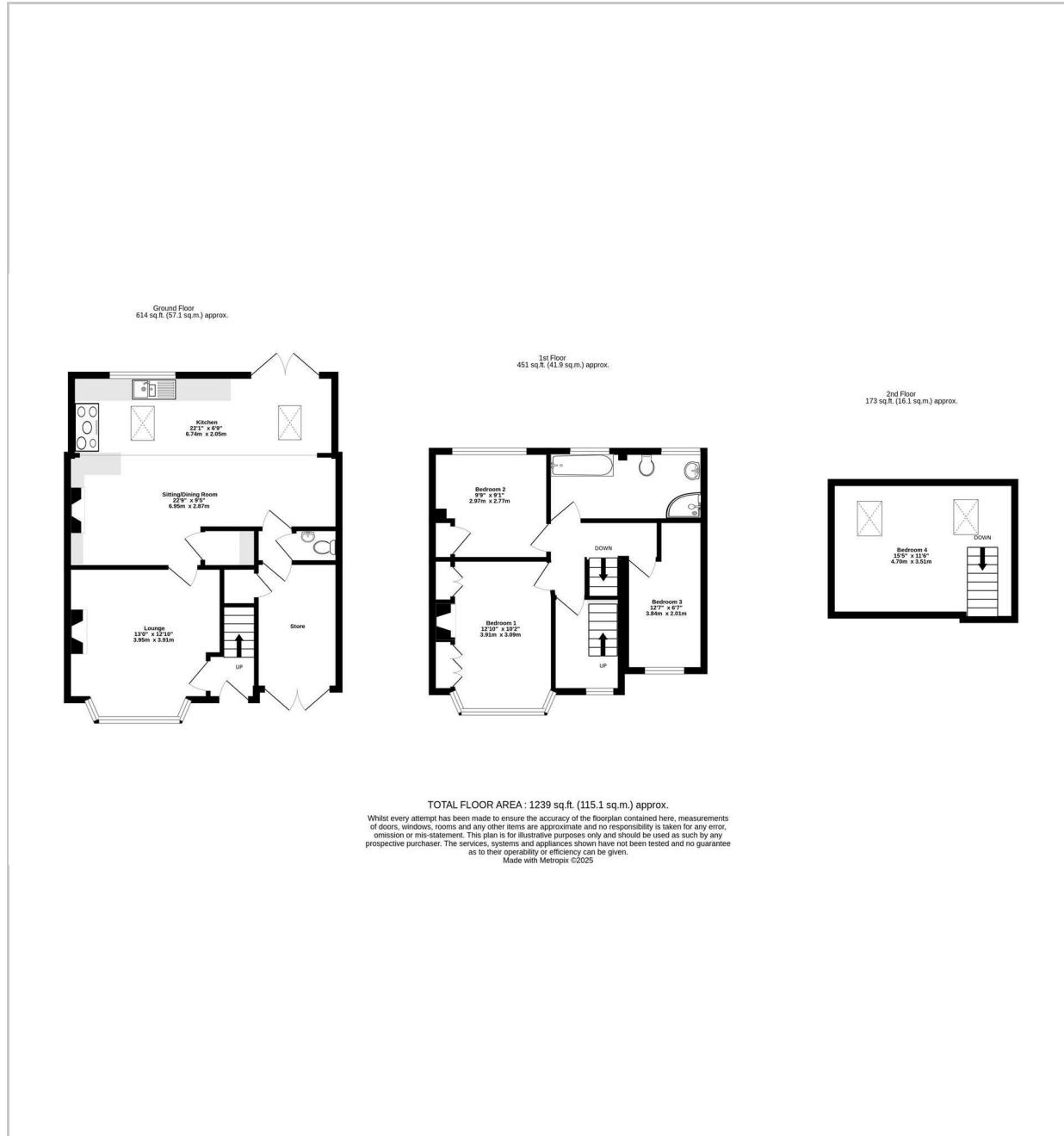
uPVC window to front, double panelled radiator, carpets, power points

Second Floor - Bedroom 4

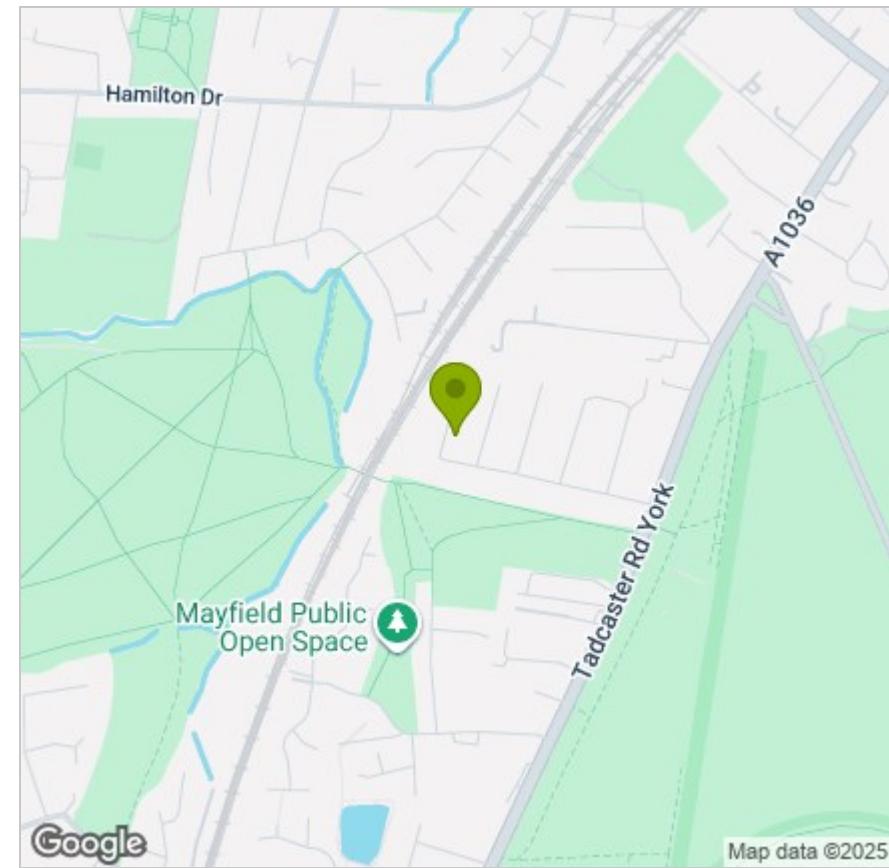
Two velux windows to rear, double panelled radiator, carpet and power points



FLOOR PLAN



LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(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

EPC

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