



86 Oakland Avenue  
York, YO31 1DF  
Offers Over £525,000

An impressive 4 bedroom extended semi-detached house on this quality street in the sought after and popular area of Heworth convenient for York city centre, Monks Cross shopping park, nearby walks and the outer ring road. This well cared for home is situated on a good sized plot benefitting from off street parking and an attached good sized single garage, uPVC double glazing and gas central heating.

Internally it comprises; entrance hallway, lounge with bay window, sitting room, large 'L' shaped kitchen/diner with uPVC French doors to a paved stone patio, first floor landing, three first floor bedrooms (two doubles and one single), house bathroom, WC, second floor landing, second floor double bedroom with fitted storage and three piece shower en-suite.

To the outside is a front driveway and garden with brick boundary wall leading to an attached single garage whilst to the rear is a paved patio, lawn with timber fence boundary. An accompanied viewing is strongly recommended. Please call Churchills Estate Agents today.

### Entrance Hallway

Composite entrance door, single panelled radiator, carpeted flooring, power points, storage cupboard, stairs to first floor

### Lounge

uPVC bay window to front, newly fitted window shutters, electric fire with surround, single panelled radiator, carpeted flooring, power points

### Sitting Room

Single panelled radiator, carpeted flooring, power points, French doors to Dining area

### Kitchen/ Dining Room

Fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, dual fuel range oven, integral dishwasher, space and plumbing for other appliances, two double panelled radiators, power points, tiled flooring with underfloor heating, two Velux windows, recessed spotlights, pantry cupboard, uPVC door to side





### **First Floor Landing**

uPVC window to side, carpeted flooring, power points, stairs to second floor

### **Bedroom 2**

uPVC bay window to front, single panelled radiator, carpeted flooring, newly fitted built in wardrobes, power points

### **Bedroom 3**

uPVC window to rear, carpeted flooring, power points, single panelled radiator

### **Bedroom 4**

uPVC window to front, single panelled radiator, carpeted flooring, power points

### **House Bathroom**

Opaque uPVC window to rear, panelled bath with shower over, pedestal wash hand basin, cupboard housing gas combination boiler, recessed spotlights, carpeted flooring

### **Separate WC**

Opaque window to side, low level WC, carpeted flooring

### **Second Floor Landing**

uPVC window to side, carpeted flooring, power points, door to;

### **Bedroom 1**

uPVC window to rear, two Velux windows to front, double panelled radiator, carpeted flooring, power points, storage cupboard and eaves storage

### **En-Suite**

Walk-in tiled shower cubicle, low level WC, wash hand basin, extractor fan, tiled flooring

### **Outside**

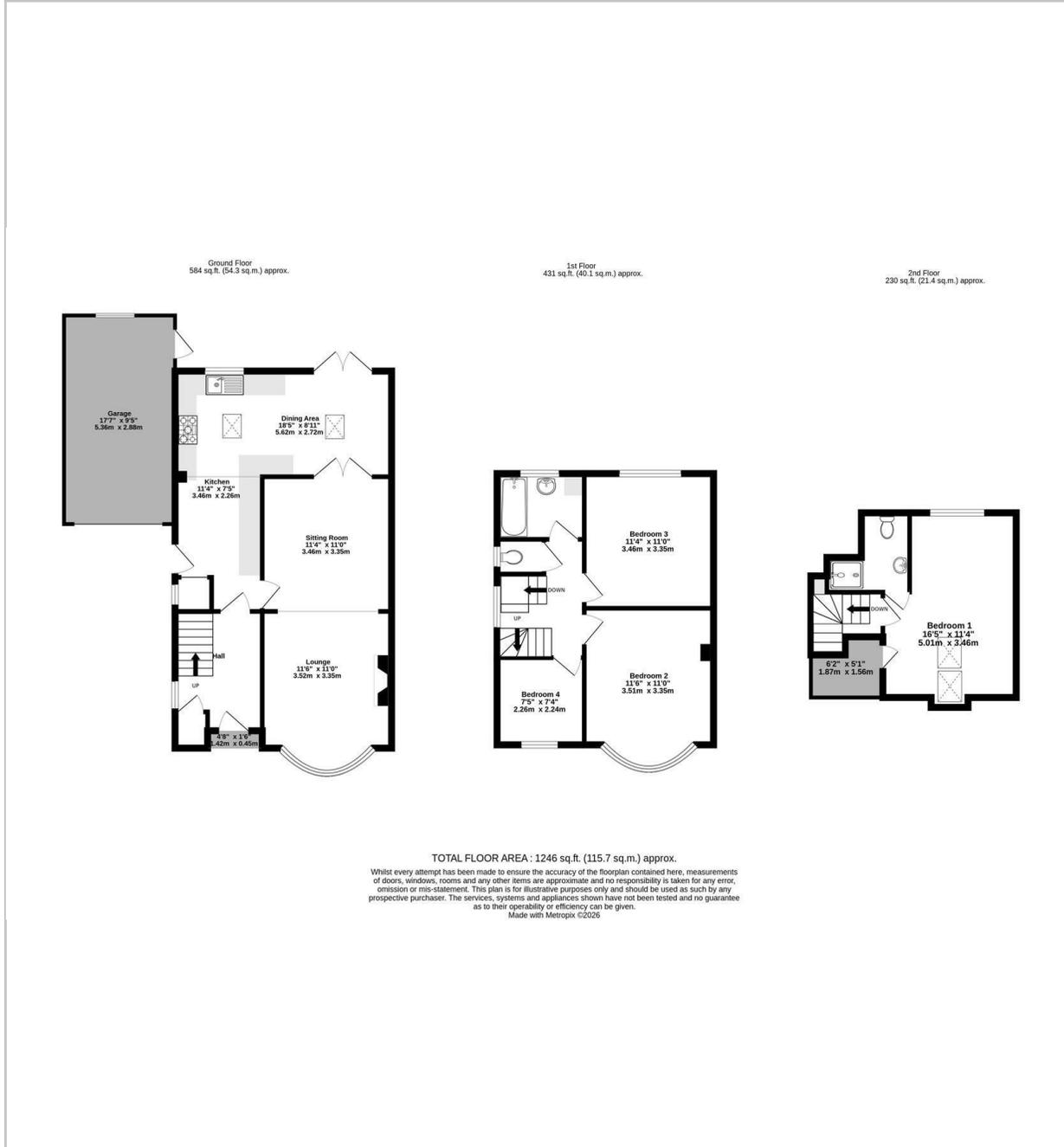
Front driveway for at least two vehicles, brick boundary wall and lawn to front. Rear paved patio, large lawn with timber fence boundaries

### **Garage**

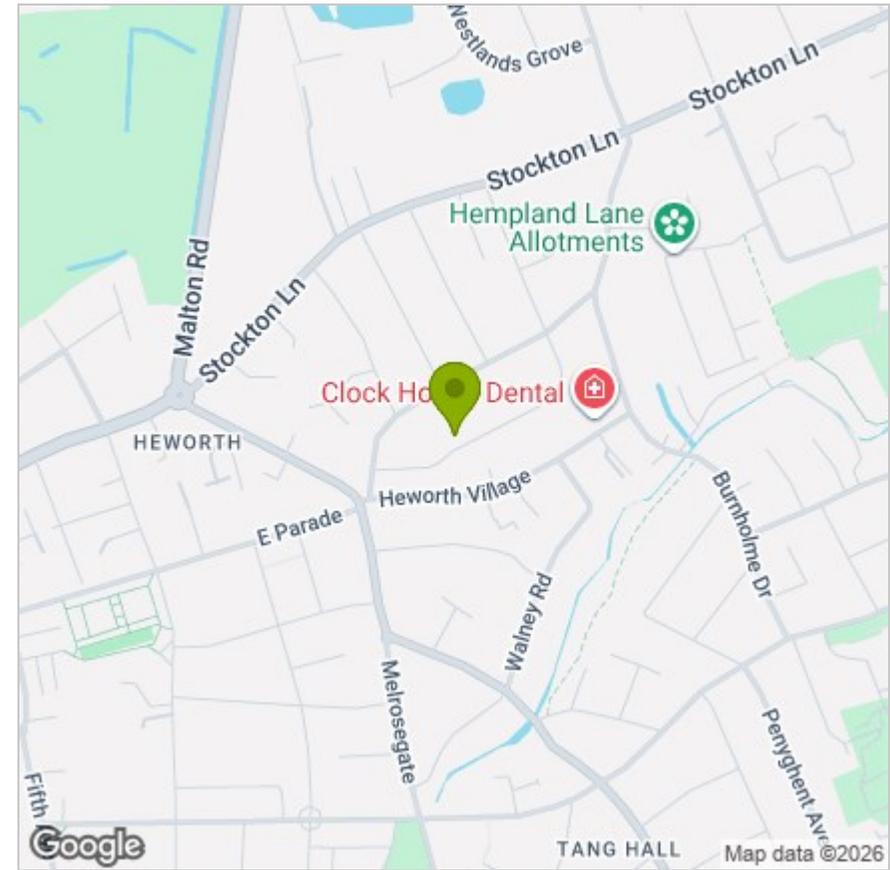
Up and over garage door, power and lighting, window and door to the rear.



# FLOOR PLAN



# LOCATION



## EPC

| Energy Efficiency Rating                    |              | Current    | Potential |
|---|--------------|------------|-----------|
| Very energy efficient - lower running costs |              |            |           |
| (92 plus) <b>A</b>                          |              |            |           |
| (81-91) <b>B</b>                            |              |            |           |
| (69-80) <b>C</b>                            |              | 70         | 75        |
| (55-68) <b>D</b>                            |              |            |           |
| (39-54) <b>E</b>                            |              |            |           |
| (21-38) <b>F</b>                            |              |            |           |
| (1-20) <b>G</b>                             |              |            |           |
| Not energy efficient - higher running costs |              |            |           |
| <b>England &amp; Wales</b>                  | EU Directive | 2002/91/EC |           |

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