



21 Green Dykes Lane Off Hull Road
York, YO10 3HB

Guide Price £350,000

3 1 2 D

A traditional style 3 bedroom semi detached house set in this highly sought after location close to York University and within walking distance of the City centre. The property provides well presented living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge with bay window and Adam style fireplace, separate dining room with bay window, kitchen with modern fitted units incorporating built in oven and hob, landing, 3 bedrooms, bathroom with white suite and shower and separate WC. To the outside is a front garden with driveway leading to a large attached brick garage whilst to the rear is a beautifully tended lawned garden. An internal viewing is highly recommended.

Entrance Hall

uPVC double glazed entrance hall, spindle staircase to first floor, radiator, power points. Carpet. Panelled doors to;

Lounge

14'5" x 11'5" (4.40m x 3.48m)

uPVC double glazed bay window to rear, ceiling cornicing, Adam style fireplace housing living flame fire, double panelled radiator, TV point, power points. Carpet.

Dining Room

14'5" x 11'5" (4.41m x 3.48m)

uPVC double glazed bay window to front, ceiling cornicing, radiator, power points. Carpet.

Kitchen

8'9 x 7' (2.67m x 2.13m)

Fitted units comprising sink unit with cupboard and drawers below, base units with cupboards and drawers, matching wall units, laminated work surfaces, built in electric oven and hob, uPVC double glazed window to rear, radiator, built in pantry.

Landing

uPVC double glazed window to side, balustrade. Carpet. Panelled doors to;





Bedroom 1

14'4" x 10'0" (4.38m x 3.06m)
uPVC double glazed bay window to rear,
ceiling cornicing, built in wardrobe, airing
cupboard with cylinder, radiator, power points.
Carpet.

Bedroom 2

14'4" x 10'0" (4.38 x 3.06m)
uPVC double glazed bay window to front,
ceiling cornicing, full length wardrobes,
radiator, power points. Carpet.

Bedroom 3

9'8" x 6'9" (2.96m x 2.08m)
uPVC double glazed window to front, ceiling
cornicing, radiator, power points. Carpet.

Bathroom

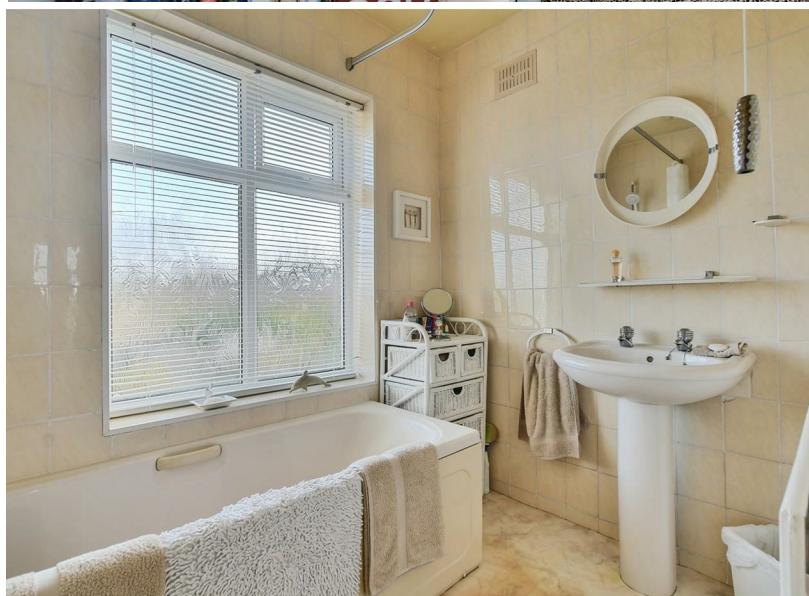
Two piece suite in white comprising panelled
bath with electric shower above, pedestal
wash hand basin, uPVC double glazed
window to rear, fully tiled walls, radiator. Vinyl
floor covering.

Separate WC

uPVC double glazed window to side, low level
WC.

Outside

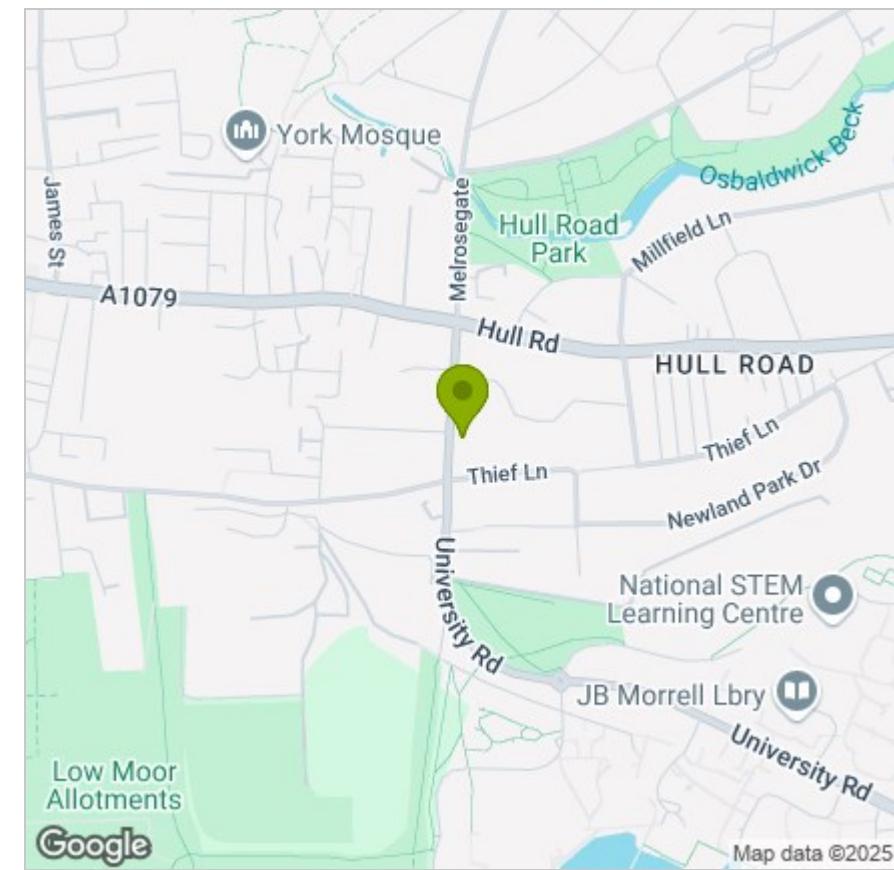
Front garden with driveway leading to a large
attached brick garage with up and over door,
power and light and door to garden. Lovely
well tended and private lawned rear garden
with patio area, flower beds well stocked with
shrubs, bushes and trees and hedge and
fence boundaries.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	61	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.