



35 The Horseshoe
York, YO24 1LY

Guide Price £725,000

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NO ONWARD CHAIN! Located on one of York's most sought after streets within this quality area south of the city centre and conveniently located for the A64 outer ring road. This superb home is sure to appeal to a range of buyers and is ready to move into. The bright and spacious living accommodation comprises entrance hallway, 22' lounge, fully fitted kitchen with breakfast area, utility room, separate dining room, two ground floor double bedrooms (one with en-suite WC), four piece house bathroom, first floor landing, two further double bedrooms and a three piece shower room. Offering potential to extend and adapt further, outside is a good size driveway with ample off street parking, lawned garden areas with storage as well as a fully boarded, easy access loft space. An internal viewing is highly recommended.

Entrance Hall

Entrance door, windows to front, useful built-in storage cupboards. Doors to:

Lounge

Bow window to front, fireplace, radiators, power points.

Dining Room

Windows to front and side elevations, door to side, power points, radiators, staircase leading to first floor.

Kitchen

Window to rear, range of wall and base units comprising work surfaces over, inset sink, Belling range cooker, extractor, power points, opening to:

Breakfast Room

Window to rear, French doors to side.

Utility

Door to rear, sink, space and plumbing for appliances, power points.

Bathroom

Suite comprising bath, wash hand basin, WC, bidet and window to rear.





Bedroom 1

Bow window to side, radiator, power points.

En-Suite WC

Window to rear, wash hand basin, WC.

Bedroom 2

Bow window to side, built-in wardrobes, radiators, power points.

First Floor Landing

Bedroom 3

Window to front, skylights, radiator, power points.

Shower Room

Three piece suite comprising shower cubicle, wash hand basin, WC and window to side.

Bedroom 4

Skylights, radiator, power points.

Loft Space

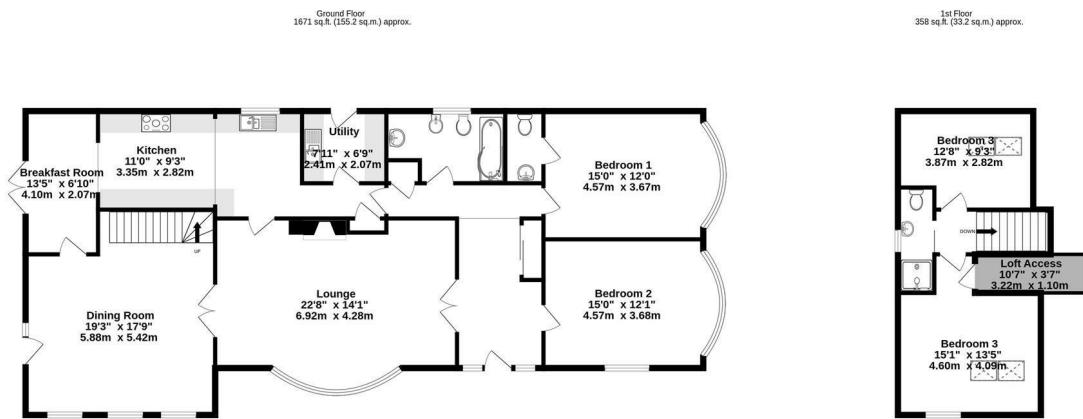
Fully boarded with ample storage space.

Outside

Paved area to the rear providing ample off street parking. Lawned gardens to front and side.

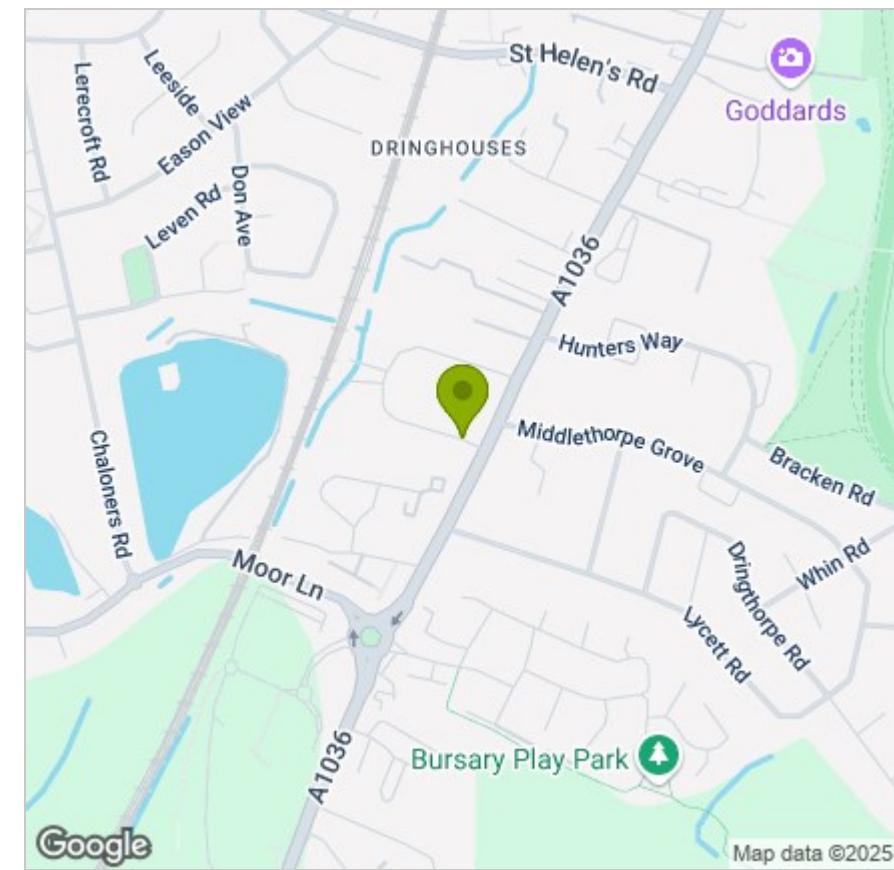


FLOOR PLAN



TOTAL FLOOR AREA : 2028 sq.ft. (188.5 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of the floor plan, dimensions, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	72	80
(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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