



10 Danum Drive
York, YO10 4LQ
Guide Price £350,000



NO ONWARD CHAIN - CUL-DE-SAC
LOCATION - FULFORD SCHOOL
CATCHMENT.

A fabulous opportunity to purchase this impressive three bedroom semi-detached house in this quality area within the ring road and close to the city centre, York university and near by desirable schools and amenities.

This well cared for property, has the benefit from uPVC double glazing and gas central heating and fully comprises; entrance hallway, lounge with bay window, 17ft breakfast kitchen, first floor landing, three first floor bedrooms (two double and one single), three piece house bathroom. To the outside is a front driveway providing off street parking and the potential for electric car charging, secure rear garden with raised timber decked area, lawn and mature trees and shubbery. A brick built garage/studio with power and lighting. An accompanied viewing is strongly recommended.



Entrance Hallway

Entrance door, double panelled radiator, window to side, carpeted flooring, power points, stairs to first floor



Lounge

uPVC bay window to front with shutters, electric fore with surround, radiator, carpeted flooring, power points



Breakfast Kitchen

uPVC windows to rear, door to decked area, fitted wall and base units with countertop, sink and draining board with mixer tap, space and plumbing for appliances, column radiator, built-in double oven and hob, recessed spotlights, power points



First Floor Landing

Window to side, carpeted flooring, loft access



Bedroom 1

Window to front, carpeted flooring, radiator, power points

Bedroom 2

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

Bedroom 3

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

Bathroom

Opaque window to rear, panelled bath, low level WC, pedestal wash hand basin, extractor fan, vinyl flooring, towel radiator

Outside

Front driveway with off street parking leading to side access and garage/studio, rear lawn, timber decked area, shared tree and fence boundary.

Garage/Studio

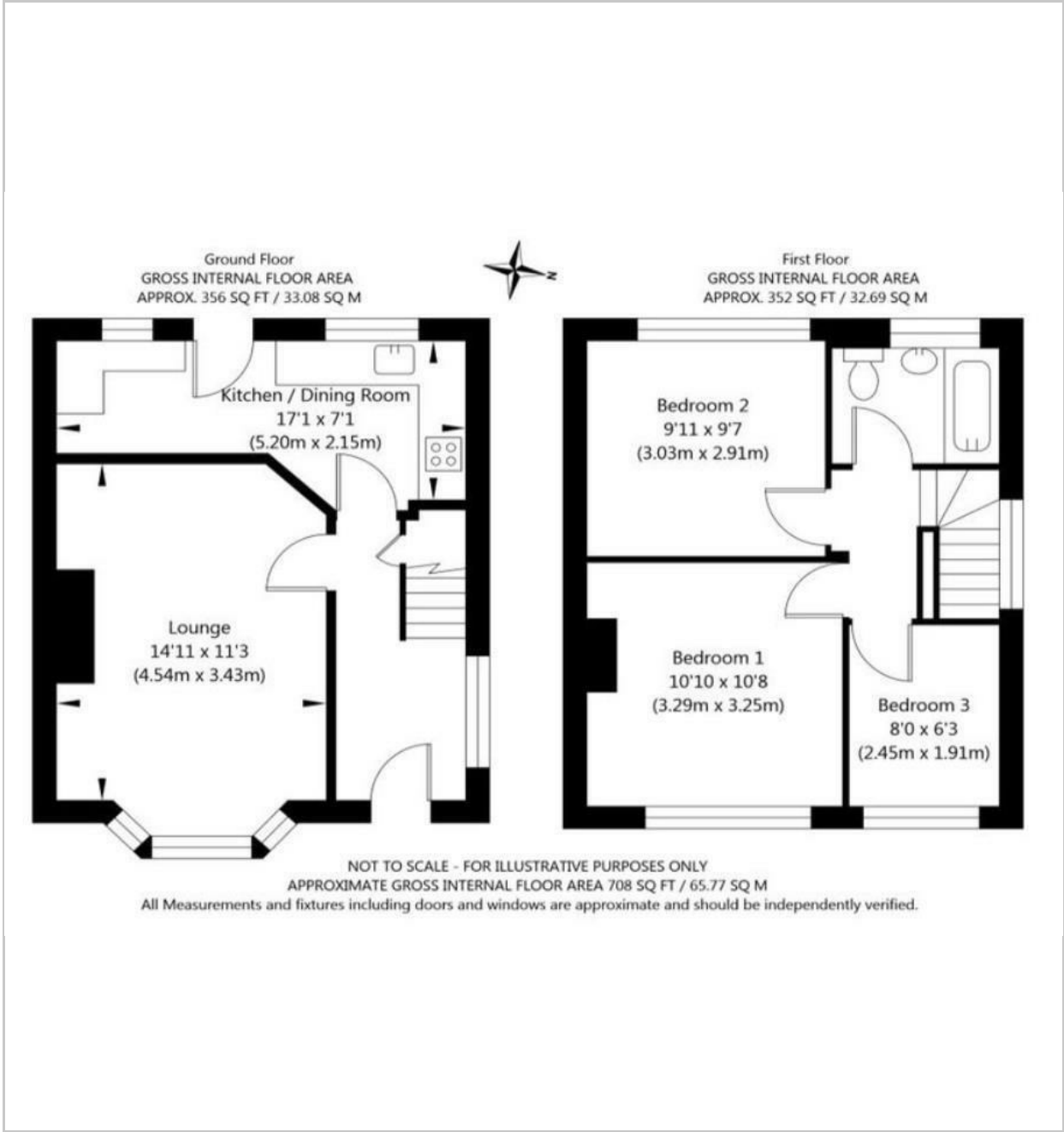
uPVC window to side, doors for access, heating, lighting and power

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

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.