



## NO ONWARD CHAIN - BACKING ONTO PARKLAND

We are delighted to offer for sale this extended four-bedroom traditional style semi-detached home, located on this quiet cul-de-sac in one of York's most highly sought after and desirable streets just off Bishopthorpe Road, convenient for Rowntree Park, the Knavesmire, York Racecourse and the river Ouse.

This bright and spacious home comprises; entrance hallway, lounge with bay window, dining room opening to garden room, 14' fitted kitchen, first floor landing, three first floor bedrooms (two doubles and one good single) bathroom, separate WC, second floor landing and further double bedroom with shower ensuite. To the outside is a front driveway providing off street parking giving potential for electric car charging. To the rear is a garden laid to lawn with raised beds and gate to riverside paths. The integral garage is a standard single size.

An accompanied viewing is highly recommended.

### Entrance Hallway

uPVC entrance door, double panelled radiator, oak flooring, window to side, power points, carpeted stairs to first floor

### Kitchen

14'7" x 11'4" (4.45m x 3.45m)

Double glazed windows to rear, French doors to garden, fitted wall and base units with counter top, one and a half sink and drainer board with mixer tap, built in gas hob and electric oven, space and plumbing for appliances, double panelled radiator, vinyl flooring, recessed spotlights, Velux window

### Lounge

12'1" x 11'1" plus bay (3.68m x 3.38m plus bay)

uPVC bay window to front, log burner with surround, oak flooring, single panelled radiator, recessed spotlights, television points, power points

### Dining Room

12' x 11'1" (3.66m x 3.38m)

Oak flooring, single panelled radiator, fitted storage cupboards, power points, opening to





### Garden Room

11'4" x 5'9" (3.45m x 1.75m)  
uPVC double glazing, door to garden, oak flooring, recessed spotlights,

### First Floor Landing

uPVC window to side, carpets, power points, stairs to second floor

### Bedroom 1

12'1" x 11' (3.68m x 3.35m)  
uPVC bay window to front, double panelled radiator, carpets, fitted wardrobes, power points,

### Bedroom 2

12' x 11' (3.66m x 3.35m)  
uPVC window to rear, double panelled radiator, carpets, fitted wardrobes, power points,

### Bedroom 4

7'2" x 6'9" (2.18m x 2.06m)  
uPVC window to front, single panelled radiator, power points, phone socket

### House Bathroom

Opaque window to rear, pedestal wash hand basin, panelled bath, tiled walls, tiled flooring, single panelled radiator

### W.C.

Opaque window to side, low level wc, part tiled walls, tiled flooring

### Second Floor Landing

uPVC window to side, carpets, door to:

### Bedroom 3

19'11" x 12' (6.07m x 3.66m)  
uPVC window to rear, Velux window to front, power points, carpets, fitted storage

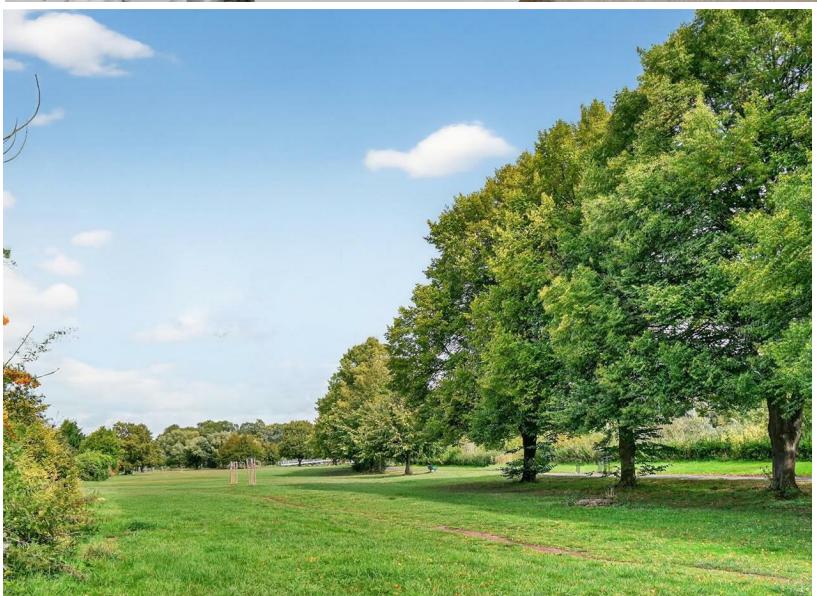
### Ensuite Shower Room

Velux window to front, walk in shower cubicle, low level w.c., pedestal wash hand basin, storage cupboards, towel radiator, vinyl flooring, recessed spotlights, extractor fan

### Garage

### Outside

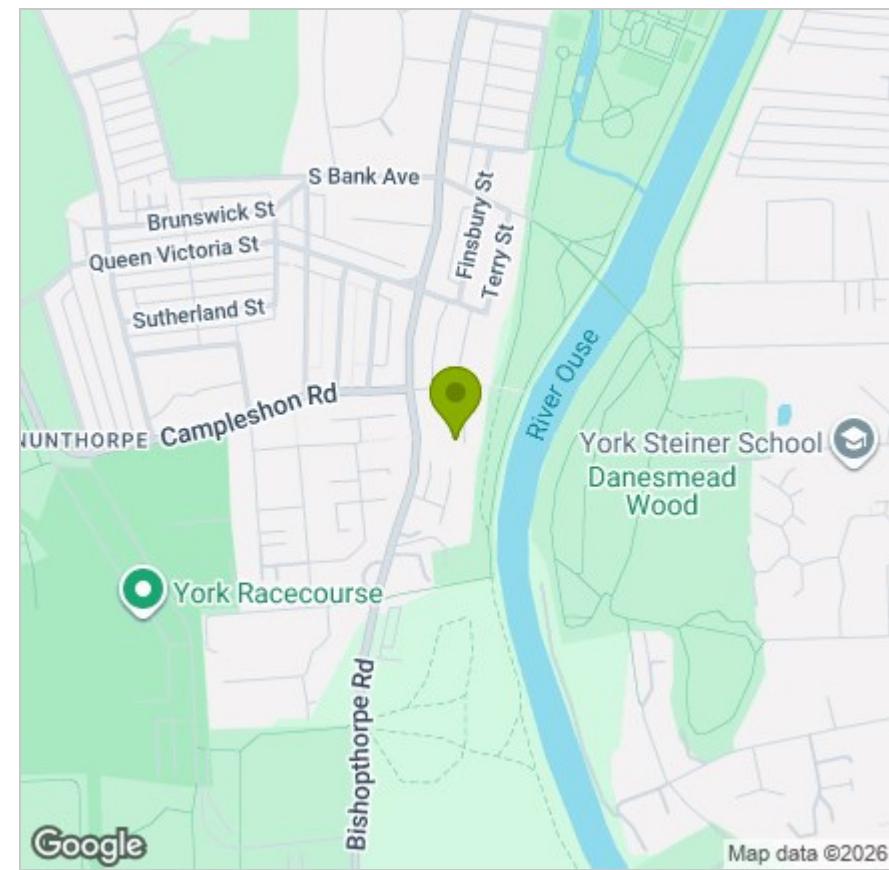
Small front garden, driveway, rear lawn and patio, brick boundary wall and gate to parkland



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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