

A SUPERB 3 BEDROOM MODERN PROPERTY WITH GARAGE AND GOOD SIZED GARDENS SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR POPULAR LOCAL SCHOOLS AND AMENITIES AND WITH EASY ACCESS TO THE BY PASS AND INTO THE CITY CENTRE. The property has recently been upgraded to provide bright and tastefully presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge, dining kitchen, landing, master bedroom with en-suite shower room, 2 further double bedrooms and a family bathroom. To the outside is a front garden with driveway and integral brick garage whilst to the rear is a good sized lawned rear garden. An internal viewing is recommended.

## Hall

**Lounge** 14'0" x 12'8" (4.27m x 3.87m)

**Dining Kitchen** 16'2" x 9'11" (4.94m x 3.04m)

## Landing

**Bedroom 1** 12'9" x 9'10" (3.89m x 3.0m)

**En-Suite** 9'10" x 3'6" (3.0m x 1.07m)

**Bedroom 2** 9'11" x 8'2" (3.04m x 2.49m)

**Bedroom 3** 8'0" x 6'11" (2.45m x 2.11m)

**Bathroom** 7'0" x 4'9" (2.14m x 1.46m)

**Rear Garden** 



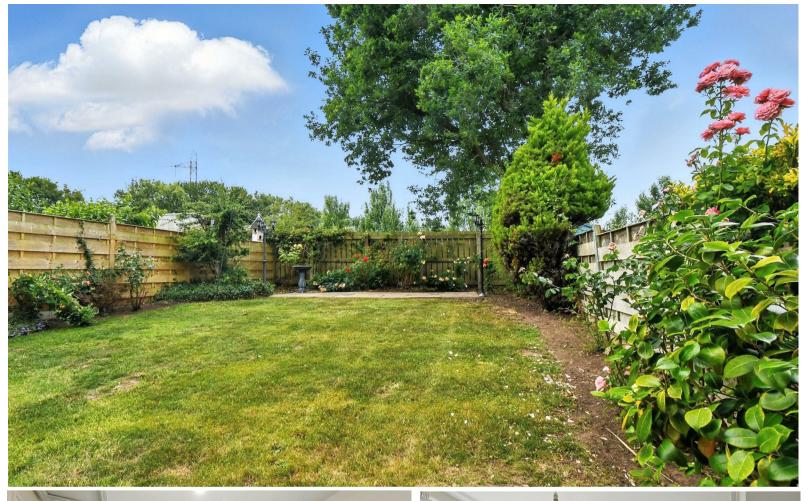
















## **LOCATION FLOOR PLAN** PPL Training Ground Floor 385 sq.ft. (35.7 sq.m.) approx. 1st Floor 385 sq.ft. (35.7 sq.m.) approx. Bedroom 2 10'0" x 8'2" 3.04m x 2.49m Flip Out York (Previously Point Zero... Bathroom 7'0" x 4'10" 2.14m x 1.46m Bedroom 1 12'8" x 9'10" 3.87m x 3.00m Coople Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 81 TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx. (69-80) Whilst every attempt has been made to ensure the accuracy of the flooplan containment here, measurements of doors, windows, soons and any other items are approximate and no responsibility to laten for any error, prospective purchaser. The services, systems and applicaces shown have not been tested and no guarante as to their operability or efficiency can be given. 65 D (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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