



15 Cranbrook Road
York, YO26 5JB

Guide Price £465,000

4 2 2 D

A superb four bedroom extended semi-detached house within this popular residential area, close to York city centre, Acomb Front Street and outer ring road. This fabulous home has quality features throughout including large open-plan living kitchen with bi-folding doors, two log burners and bespoke fitted storage.

The bright and airy living accommodation fully comprises entrance hallway, lounge with bay window, 20' living kitchen with separate sitting and dining areas, cloakroom/w.c., first floor landing, three first floor bedrooms (two good doubles and one generous single) and four piece house bathroom. To the second floor is a landing with eaves storage and Master Bedroom with walk through wardrobe and three piece shower suite. To the outside is a front driveway providing ample off-street parking with further potential for off-street parking, an attached double garage with electric roller door, to the rear is a landscaped garden with Indian stone patio, lawn, mature trees and borders and timber fenced boundary.

An accompanied viewing is strongly recommended. Please call Churchills Estate Agents today.

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.

Entrance Hall

Composite entrance door, recessed spotlights, column radiator, oak flooring, carpeted stair runner to first floor

Lounge

11'6" x 11'1" (3.51m x 3.38m)
uPVC bay window with shutters to front, log burner with surround, fitted storage, single panelled radiator, carpets, television points, power points

Living Kitchen

21'11" x 18'2" (6.68m x 5.54m)
Bi-folding doors to rear, Velux windows, column radiator, fitted wall and base units with Quartz counter tops, kitchen island with breakfast bar, Belfast sink with mixer tap, free standing dual fuel range cooker, integrated appliances (fridge/freezer, microwave, washing machine, dishwasher), oak flooring recessed spotlights, Sitting and dining area: log burner, column radiator, oak flooring, recessed spotlights, power points, television point





Cloakroom/w.c.

Opaque uPVC window to side, low level w.c., wash hand basin, tiled flooring, extractor fan

First Floor Landing

Window to side, carpeted floors, power points

Bedroom 2

11'5" x 11'1" (3.48m x 3.38m)
uPVC bay window to front, single panelled radiator, carpeted floors, power points, fitted wardrobes

Bedroom 3

11'6" x 11'1" (3.51m x 3.38m)
uPVC window to rear, double panelled radiator, carpets, power points, television point, fitted wardrobes and shelving

Bedroom 4/Study

7'6" x 7'1" (2.29m x 2.16m)
uPVC window to front, radiator, carpet, power points

Bathroom

8'2" x 7'6" (2.49m x 2.29m)
Opaque uPVC window to rear, feature roll-top bath, walk-in shower, low level w.c., wash hand basin, part-tiled walls, tiled flooring, towel radiator, extractor fan, recessed spotlights

Second Floor Landing

Carpeted floors, eaves storage, door to:

Master Bedroom

17'2" x 9'4" (5.23m x 2.84m)
uPVC window to rear, Velux window to front, radiator, carpets, power points, fitted storage

Dressing Room and en-suite shower room

Walk through wardrobe with spotlights and power points

Ensuite: opaque uPVC window to rear, walk in shower enclosure, wash hand basin, low level w.c., tiled walls, tiled floor, recessed spotlights, extractor fan, towel radiator

To the outside

Front driveway, potential for off-street parking, rear garden with Indian stone paved patio area, lawn, trees and raised beds, timber fenced boundary built in timber storage, outside tap

Garage

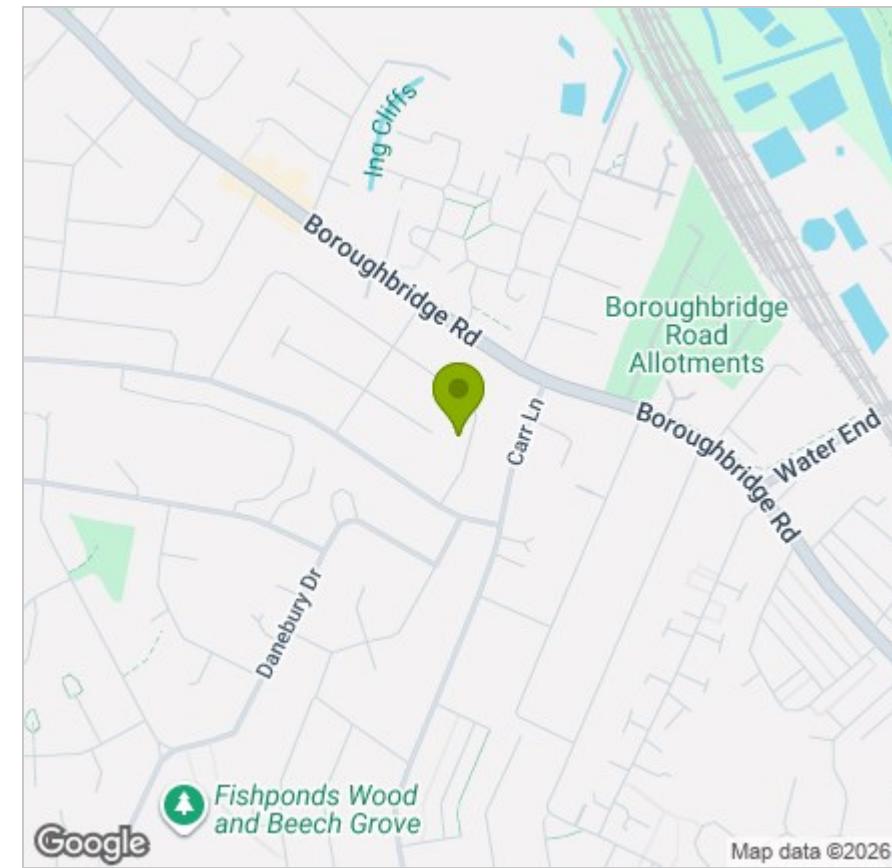
18'7" x 8'2" (5.66m x 2.49m)
Electric roller door, composite door to rear, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(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.