



## 24 Ings View

, YO30 5XE

Offers Around £300,000



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, York, YO30 5XE

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This traditional three bedroom family home is offered for sale with no onward chain and situated in a quiet cul-de-sac position in Rawcliffe. Set on a good sized plot, the property is ideal for extending if desired, perfect for families with good local schooling close by. The accommodation consists of entrance hall, sitting room with doors to the dining room, separate kitchen and door to the larger than average garage which benefits from an electric roller shutter door to the front and a rear access door into the garden. There are three bedrooms and a shower room with separate WC to the first floor. Plenty of off-street parking and a lovely enclosed, secure lawned garden.

- No onward chain
- Three bedroom semi
- A lovely sized rear garden and plenty of parking to the front
- Larger than average garage with electric roller door
- Two reception rooms
- Excellent location within easy access to the York outer ring road and local schooling
- View early advised not to miss out!
- Potential to extend (subject to planning)

## Entrance Hall

With UPVC double glazed door to the front aspect, radiator, coving to the ceiling and stairs to the first floor

## Sitting Room

13'6 x 12'2 (4.11m x 3.71m)

With UPVC double glazed window to the front aspect, TV point, radiator, dado rail, coving to the ceiling and gas fire with marble surround. French doors leading to the dining room.

## Dining Room

12'8 x 11'8 (3.86m x 3.56m)

Radiator, dado rail, coving to the ceiling and patio doors out to the rear garden.

## Kitchen

11'3 x 7'6 (3.43m x 2.29m)

Dark oak effect wall and base units, tiled flooring, radiator, part panelled walls, electric cooker point, 1 1/2 bowl sink unit and tiled splashback.

## First Floor Landing

Loft access, radiator and UPVC double glazed window to the side aspect.

## Bedroom One

13'9 x 11'5 max (4.19m x 3.48m max)

UPVC double glazed window to the front aspect, radiator and fitted wardrobes

## Bedroom Two

12'8 x 11'2 (3.86m x 3.40m)

UPVC double glazed window to the rear aspect and radiator. Fitted wardrobes.

## Bedroom Three

7'7 x 6'9 (2.31m x 2.06m)

UPVC double glazed window to the front aspect and radiator.

## Shower Room

7'7 x 5'5 (2.31m x 1.65m)

With UPVC double glazed opaque window to the rear

aspect, electric shower, wash basin, part tiled walls and cupboard housing water tank and gas boiler.

### Separate WC

With low level WC, dado rail, coving and UPVC double glazed window to the side aspect.

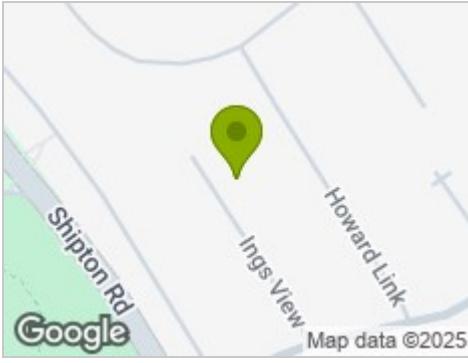
### Services

Mains connected to water, electric, drainage and gas.

### Council Tax Band C?



## Road Map



## Hybrid Map



## Terrain Map



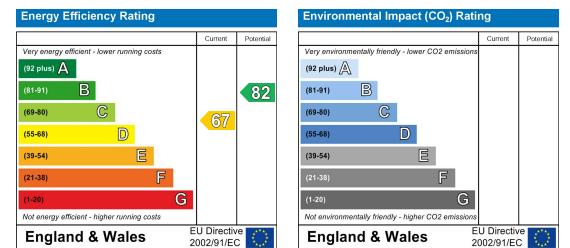
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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