



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: C

Stafford

York Road
Stafford Staffordshire



The Grand Old Duke of York may have had 10,000 men, but the only place he'd be leading them is straight to this stunning three-bedroom home on York Road! Beautifully presented and move-in ready, this home is perfect for anyone looking to avoid the hassle of a renovation.

The ground floor offers a welcoming entrance porch, hallway, cosy living room, sitting room, guest WC, and a spacious, contemporary extended kitchen/dining room, ideal for family gatherings. Upstairs, you'll find three well-sized bedrooms and a modern family bathroom. Outside, there's a double-width driveway and a charming, mature rear garden. Situated in a highly sought-after area, this home won't be on the market for long—call us today to book your viewing!

- Three Bedroom Modern Semi Detached Family Home
- Living Room, Sitting Room & Kitchen/Dining Room
- Three Bedrooms, Family Bathroom & Guest WC
- Double Width Driveway & Enclosed Private Rear Garden
- Lots Of Period Features, Close To Stafford Town Centre

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Entrance Porch

Access through a double glazed entrance door leads to the entrance porch which gives access to the entrance hall.

Entrance Hall

Accessed through a double glazed entrance door having a radiator, herringbone wooden flooring and stairs up to the first floor landing having a useful understairs cloaks cupboard.

Sitting Room 11' 9" x 12' 1" (3.57m x 3.69m)

A spacious sitting room currently being used as a downstairs bedroom with an open fire set into the chimney breast, radiator and double glazed bay window to the front elevation.

Living Room 12' 8" x 11' 11" (3.86m x 3.63m)

A spacious living room having a multi fuel stove set into the chimney breast with a tiled hearth, radiator and herringbone wooden flooring.

Kitchen/Diner 20' 7" x 10' 1" (6.27m x 3.07m)

Having a range of matching base and eye level units with fitted quartz worktops, breakfast island incorporating a ceramic single bowl sink unit with chrome boiling water mixer tap. Range of built-in cooking appliances including an oven, additional combination microwave/oven, induction hob and cooker hood over. Further integrated appliances include a dishwasher,



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fridge freezer and larder. Karndean flooring, utility cupboard with plumbing, downlights, dome skylight, radiator, three sets of double glazed double doors leading to the side and rear elevation.

Guest WC 2' 3" x 5' 3" (0.69m x 1.61m)

Having a white suite comprising of a wash basin with chrome mixer tap and WC with enclosed cistern. Tiled flooring and single glazed window to the side elevation.

First Floor Landing

A spacious landing having access to the loft space and two glazed stained glass windows to the front elevation.

Bedroom One 12' 3" x 12' 2" (3.73m x 3.70m)

A spacious double bedroom having a radiator, wooden flooring and double glazed bay window to the front elevation.

Bedroom Two 14' 1" x 12' 0" (4.30m x 3.65m)

A second double bedroom having a radiator, wooden flooring and double glazed bay window to the rear elevation.

Bedroom Three 6' 10" x 9' 3" (2.09m x 2.82m)

Having a radiator and double glazed window to the rear elevation.

Bathroom 8' 7" x 6' 0" (2.61m x 1.83m)

Having a white suite comprising of a close coupled WC, free standing soaking tub with chrome mixer tap and shower attachment over, separate mains fed shower set into a cubicle with glazed shower screen and wash hand basin and vanity unit with chrome mixer tap and cupboard beneath. Chrome towel radiator and double glazed window to the side elevation.

Outside - Front

Approached over a large double width driveway providing ample off road parking for several vehicles with matured privacy hedges and double wooden gates that gives access to the side of the property.

Outside - Rear

Having a gravelled seating area that leads onto a large lawned garden with an array of matured shrubs and hedges and a large garden summer room.

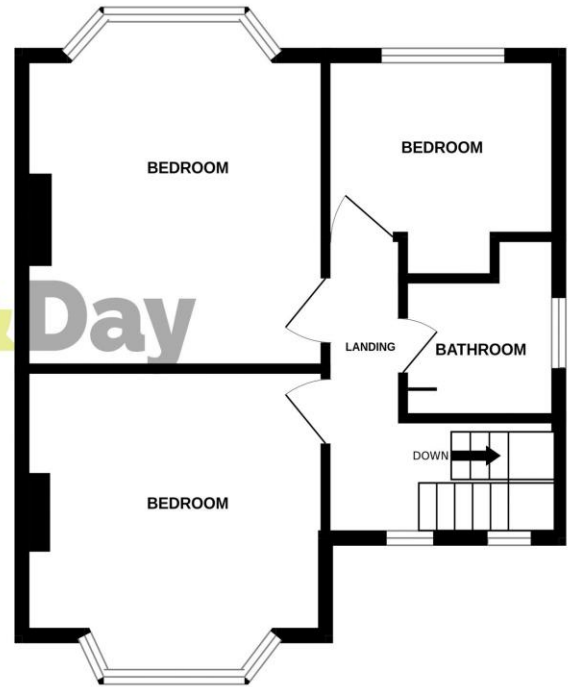
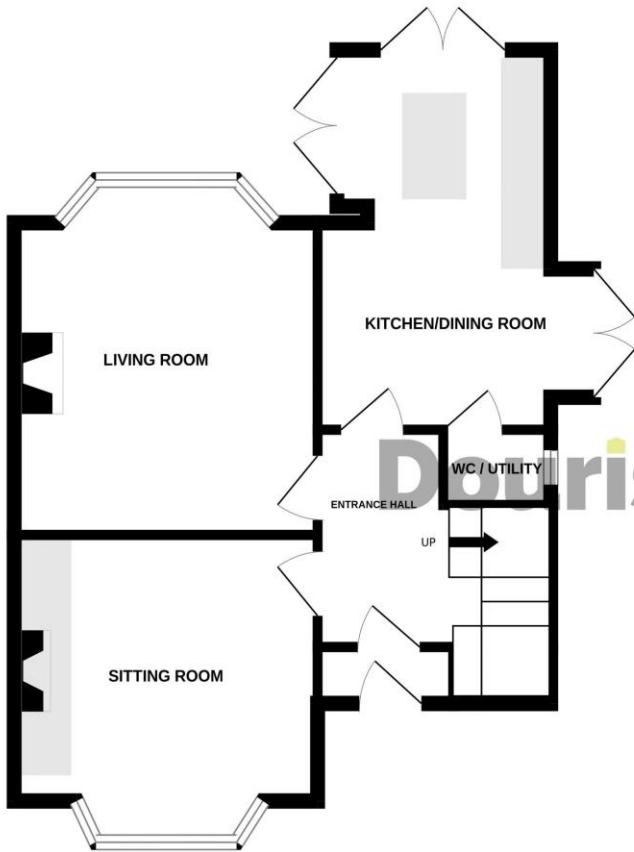
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GROUND FLOOR

1ST FLOOR

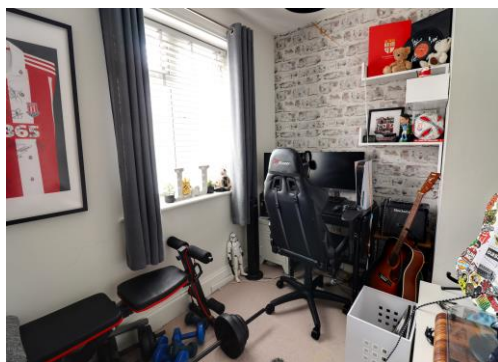


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower rating cost	(82+)		
A	(61-81)	77.0	81
B	(49-60)		
C	(35-48)		
D	(23-34)		
E	(17-22)		
F	(11-16)		
G	(1-10)		

Full energy efficient - higher running costs
 England & Wales
 EU Directive 2002/91/EC
 www.epcrea.com

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