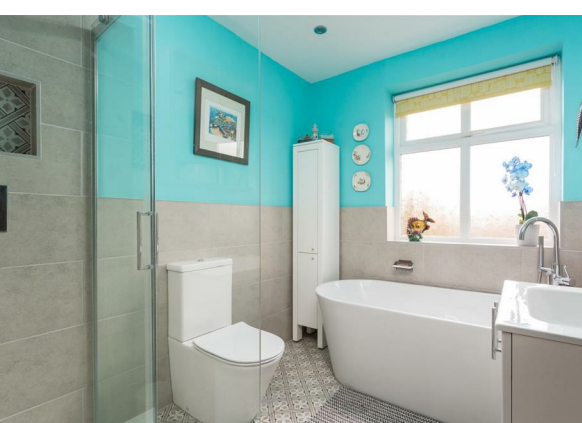




The Garlands, York Offers Over £350,000

A wonderfully presented traditional three bedroom semi-detached house with a fabulous open plan dining kitchen and landscaped gardens to the front & rear situated in this highly sought after location offering quick and easy access to the city centre and outer ring road.



Property

The property is entered via a uPVC door into the entrance hall which has useful understairs storage cupboards and timber effect laminate flooring which leads through into the kitchen/dining room.

The sitting room is of a good size and located towards the front of the property with a large bay window allowing light to flood into the room.

The open plan kitchen/dining room is located at the rear of the property and includes both base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with drying area. There is an integrated Bosch oven and Bosch 4 ring induction hob as well as space for a freestanding fridge/freezer, washing machine and dining table. There are access doors leading out to the side of the property and to the rear garden as well as full-height storage cupboards within the dining area of the room.

Stairs from the entrance hall lead up to the first floor living accommodation which consists of three well-proportioned bedrooms and the house bathroom. Bedrooms one and two are both double in size with bedroom one having a feature fireplace and full-height fitted wardrobes.

The house bathroom is contemporary in design with part-tiled walls and comprises a four piece suite including freestanding bathtub, large shower cubicle, low flush WC and wash hand basin with mixer tap.

To the outside the property has landscaped front and rear gardens with the rear garden having both lawned and patioed areas with well-kept borders. There is also a useful timber storage shed.

To the side of the property is the block paved driveway offering ample off-street parking and which has an EV charger installed.

It is therefore, as agents, that we strongly recommend an internal inspection

Useful Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

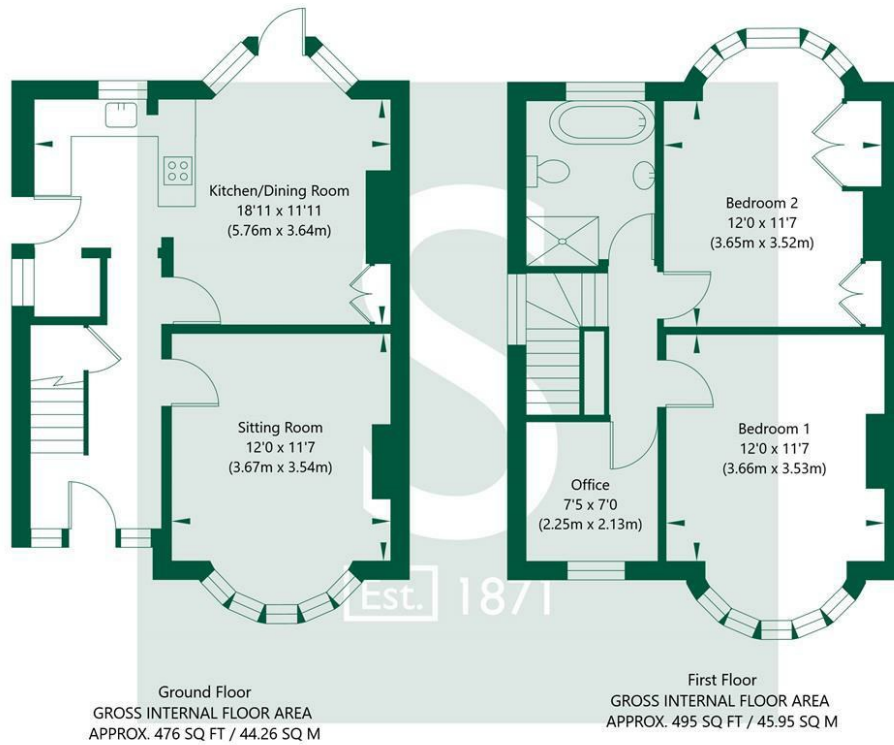
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

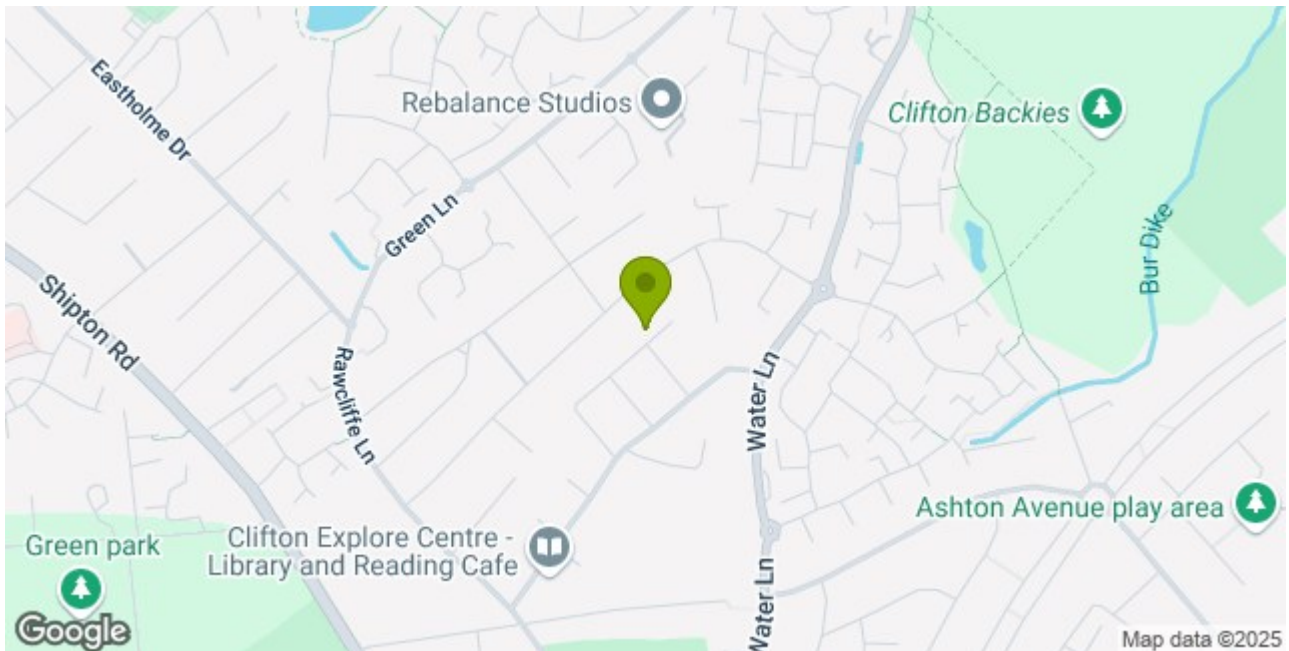
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

*Download speeds vary by broadband providers so please check with them before purchasing.

The Garlands, York, YO30 6NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 971 SQ FT / 90.21 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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