



YORK ROAD
HITCHIN



York Road

Hitchin
Hertfordshire SG5 1XA

Guide Price £865,000

An attractive "halls adjoining" Victorian semi-detached house located in one of Hitchin's most sought after locations with good access to both the Town Centre and mainline Railway Station.

The accommodation comprises two reception rooms, dining kitchen, garden room, three bedrooms, bathroom and ground floor shower room. Double glazed windows and gas fired central heating. Attractive walled front garden with railings and tiled footpath providing access to the front door together with side access to the large rear garden.

Spacious rooms and a large South-Westerly facing rear garden in excess of 100ft make this home so appealing along with the potential to extend (STPP).



Viewing

By appointment with Norgans Estate Agents.



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Storm Porch with tiled step up to an entrance door with decorative stained glass panes opening to:-

Reception Hall

27'2" x 3'3" (8.3m x 1.0m)

Plus recess with stairs to first floor and large store room. Oak effect flooring. Ceiling cornice. Radiator. Doors to:-

Store Room

5'5" x 5'10" (1.67m x 1.80m)

Coat hooks. Gas and electricity meters.

Living Room

13'5" x 12'5" (4.1m x 3.8m)

Measurements include double glazed bay window to front. Ceiling cornice. Attractive open fireplace with wooden mantle, cast iron surround, tiled insert and hearth. Radiator.

Study

12'5" x 11'5" (3.8m x 3.5m)

Ceiling cornice. Radiator. Door to Garden Room.

Inner Hall

Doors to Shower Room and Dining Kitchen:-

Shower Room

6'6" x 5'2" (2.0m x 1.6m)

Plus shower recess. Fitted with a white suite comprising vanity washbasin, low level W.C and shower cubicle. Heated towel radiator. Storage cupboards. Window to side.

Dining Kitchen

22'7" x 10'2" (6.9m x 3.1m)

Fitted with an extensive range of oak fronted floorstanding and wall mounted storage units with glazed display cabinets and drawers. Rolled edge worksurfaces with ceramic sink unit with drainer and mixer tap over. Space and connection for a range style cooker with stainless steel splashback and stainless steel extractor hood over (not tested). Space and plumbing for dishwasher. Space for upright fridge freezer. Recessed spotlights. Radiator. Windows to side and rear. Glazed door to side.

Garden Room

18'0" x 5'6" (5.5m x 1.7m)

Space and plumbing for washing machine. Tiled floor. Power and light connected. Door to Study. Door to side passageway. Window and door to rear.

ON THE FIRST FLOOR

Landing

Half landing with window to side. Loft access hatch. Radiator. Doors to all Bedrooms and Bathroom:-

Bedroom One

16'0" x 13'5" (4.9m x 4.1m)

Measurements include double glazed bay window to front. Two radiators. Further window to front.

Bedroom Two

12'5" x 11'5" (3.8m x 3.5m)

Radiator. Double glazed window to rear.

Bedroom Three

11'1" x 9'10" (3.4m x 3.0m)

Radiator. Double glazed window to rear.

Bathroom

7'6" x 6'2" (2.3m x 1.9m)

Fitted with a white suite comprising bath, low level W.C and vanity washbasin. Heated towel radiator. Double glazed window to side.

OUTSIDE

Front Garden

Attractive walled front garden with railings. Black and white tiled pathway leads to the entrance door. Gated footpath access at the side leading to the rear garden.

Rear Garden

At the rear the West facing garden extends to approx 100ft long and is attractively landscaped and laid mainly to lawn with flower and shrub borders. A curved pathway leads to a hard landscaped area with vegetable garden and large shed. Gated footpath at the side of the property providing access to the front.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 134sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current D; Potential C.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.





Ground Floor



First Floor

