



ABOUT THE PROPERTY

Welcome to Sunningdale Close, a fantastic and deceptively spacious four bedroom home, located just off Beckfield Lane, close to Acomb's amenities and providing good access links into the City Centre and the York ring road.

The accommodation briefly comprises of an entrance porch and inner hallway providing access to the sitting room, which has been opened up creating a light and airy space into the well equipped kitchen with modern units. The former garage has been converted into an highly versatile room with the addition of a ground floor shower room. To the first floor lies three double bedrooms and a fabulous family bathroom together with a roll top bath. A further flight of stairs take you to the second floor, where the vendors have converted the loft space by adding a dormer, creating a spacious master bedroom.

Externally, to the front of the property there is a low maintenance garden and a driveway providing off road parking. There is also a shared passage to the side giving access to the rear garden. The rear garden is fully enclosed and mainly paved with a decked seating area immediately beyond the property.

A viewing is recommended to appreciate the space this property has to offer.





THE ACCOMMODATION COMPRISES;-**PORCH**

Door to front and windows to sides. Door to;-

ENTRANCE HALL

Stairs to first floor, laminate wood flooring and radiator.

SITTING ROOM

4.83 x 3.63 max (15'10" x 11'10" max)

Window to front.

Laminate wood flooring and radiator. Open to;-

KITCHEN

3.62 x 2.80 (11'10" x 9'2")

Door and window to rear.

Kitchen comprising of wall and base units with working surfaces, freestanding electric oven with extractor fan over, 1/2 bowl stainless steel sink unit and space for washing machine. Laminate wood flooring and radiator.

DINING ROOM / PLAYROOM / OFFICE

4.10 x 2.57 (13'5" x 8'5")

A highly versatile room, comprising of a window to front and radiator.

SHOWER ROOM

2.57 x 1.72 (8'5" x 5'7")

Suite comprising of a shower cubicle, low flush WC and wash hand basin set in vanity unit. Cupboard housing Worcester gas fired central heating boiler, chrome ladder style towel rail and extractor fan.

FIRST FLOOR**LANDING**

With stairs to 2nd floor.

BEDROOM TWO

5.03 x 2.60 (16'6" x 8'6")

Window to front and velux to rear.

Radiator.

BEDROOM THREE

3.02 x 2.70 (9'10" x 8'10")

Window to rear.

Under stairs cupboard and radiator.

BEDROOM FOUR

3.66 max x 2.53 (12'0" max x 8'3")

Window to front.

Radiator.

BATHROOM

2.11 x 1.69 (6'11" x 5'6")

Suite comprising of a roll top bath, low flush WC and wash hand basin. Chrome ladder style towel rail and extractor fan.

SECOND FLOOR**LANDING**

Window to rear.

BEDROOM ONE

5.67 max x 3.61 (18'7" max x 11'10")

Velux window to front and window to rear.

Eaves storage and radiator.

OUTSIDE

Externally, to the front of the property there is a low maintenance garden and a driveway providing off road parking. There is also a shared passage to the side giving access to the rear garden. The rear garden is fully enclosed and mainly paved with a decked seating area immediately beyond the property.

ADDITIONAL INFORMATION**SERVICES**

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

BROADBAND

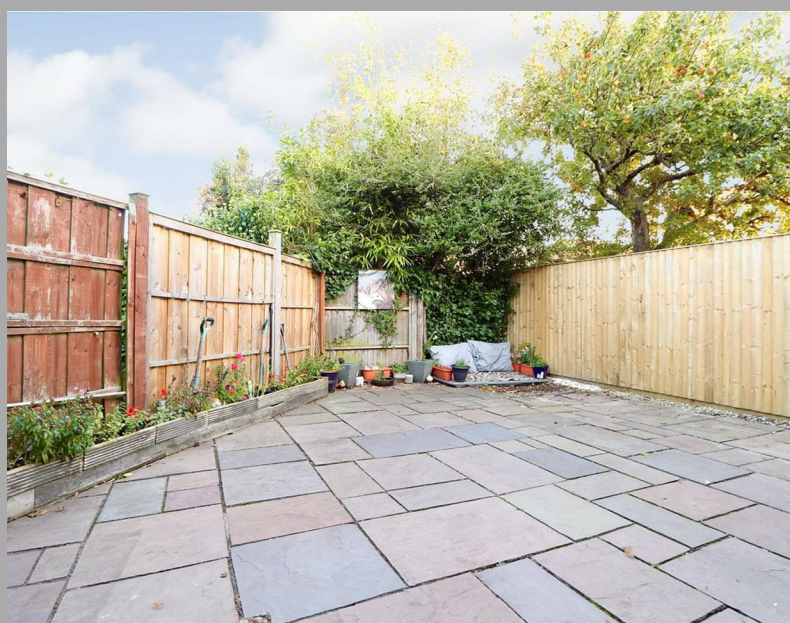
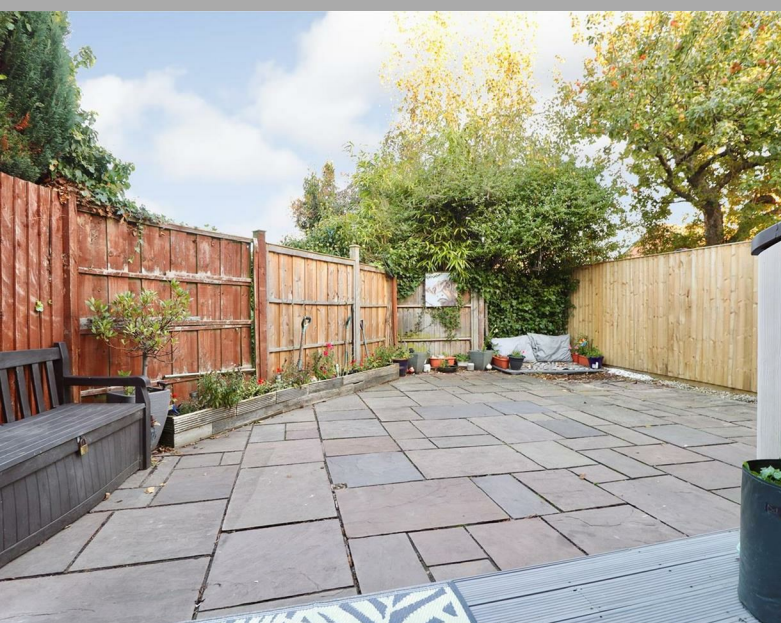
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





Total area: approx. 112.0 sq. metres (1205.4 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.