



ABOUT THE PROPERTY

Clubleys City are pleased to present this well-maintained three-bedroom semi-detached home, located on the west side of York, just two miles from the city centre. Set in a great position, the property overlooks a green space at the front and backs onto allotments, offering a pleasant aspect.

The accommodation is smartly presented and begins with a porch leading into a spacious entrance hallway. At the front of the house, the sitting room features a bay window, while the generous dining room at the rear includes French doors opening onto a landscaped garden. The modern kitchen offers ample storage and worktop space, making it practical for everyday use. Upstairs, there are three good-sized double bedrooms and a contemporary bathroom. Outside, the property provides off-road parking for several vehicles at the front. To the rear, the fully enclosed garden features a lawn and attractive Indian sandstone patio seating areas, ideal for relaxing or entertaining.

This lovely home offers a great balance of space, comfort, and convenience, making it an excellent choice for families or professionals looking to settle close to the heart of York.





THE ACCOMMODATION COMPRISES;-**GROUND FLOOR****PORCH**

Door to front, windows to front and side.

Door to;-

HALLWAY

Window to side.

Stairs to first floor and radiator.

SITTING ROOM

3.62 + bay x 3.00 (11'10" + bay x 9'10")

Bay window to front.

Radiator.

DINING ROOM

3.99 x 3.62 (13'1" x 11'10")

French doors to rear.

Radiator.

KITCHEN

4.57 x 2.65 (14'11" x 8'8")

Door to side, window to rear.

Fitted with wall and base units, electric oven with extractor fan over, space for washing machine, 1 1/2 bowl sink, laminate wood flooring, radiator and pantry cupboard.

FIRST FLOOR**LANDING**

Window to side.

BEDROOM ONE

3.88 x 2.89 + wardrobes (12'8" x 9'5" + wardrobes)

Window to rear.

Fitted wardrobes to one wall, radiator.

BEDROOM TWO

3.62 x 3.17 (11'10" x 10'4")

Window to front.

Radiator.

BEDROOM THREE

2.84 x 2.67 (9'3" x 8'9")

Window to side.

Cupboard housing gas fired central heating boiler, radiator.

BATHROOM

2.61 max x 2.61 (8'6" max x 8'6")

Window front.

Suite comprising panelled bath with shower over, wash hand basin in floating vanity unit and low flush WC. Ladder style heated towel rail, part tiled walls, laminate wood flooring and extractor fan.

OUTSIDE**ADDITIONAL INFORMATION****SERVICES**

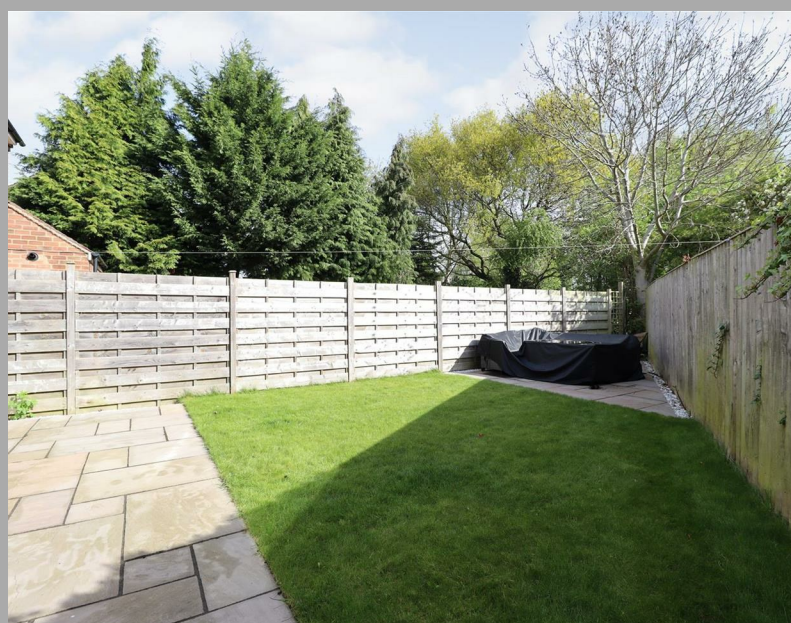
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

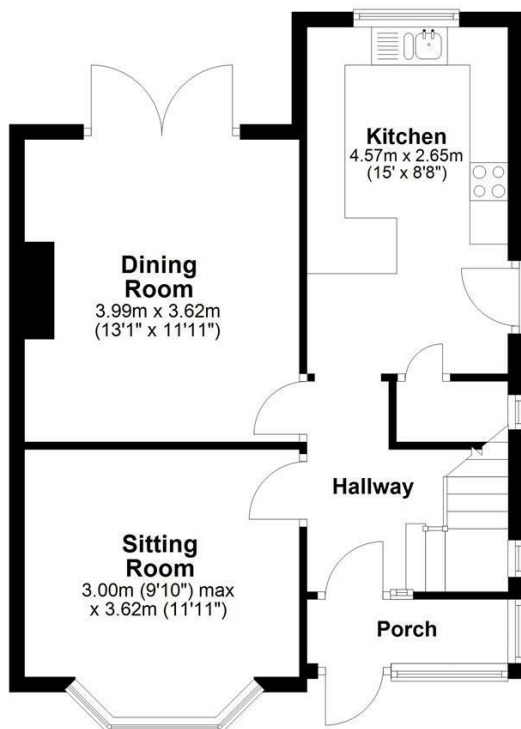
None of the appliances have been tested by the agent.

COUNCIL TAX

York City Council - Tax Band B.



Ground Floor



First Floor



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

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

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.

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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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.

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		
(69-80) C		
(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.