

Ist Call

SALES AND LETTINGS



York Road, Southend-On-Sea, SS1 2RU

£475,000

Built in 2018 this spacious three double bedroom semi detached family home is situated in a great location being just yards from the historic Southchurch Hall Gardens and within easy access of Southend East rail station, the seafront and city centre. Offering a spacious 19' lounge and large kitchen/ diner with integrated appliances and bi-fold doors onto the rear garden the ground floor also boasts a useful cloakroom/ laundry room whilst to the first floor are three good size bedrooms with an en suite to the master and a well appointed family bathroom. With off street parking for several vehicles and an approx. 45' rear garden the property further benefits from solar panels and a 'B' rated EPC making it an economical property to run. Viewing advised.

Accommodation Comprising

Composite front door providing access to...

Spacious Entrance Hall



Radiator, staircase to first floor with large understairs storage cupboard, vinyl wood effect flooring, smooth plastered ceiling with inset spotlights, doors off to...

Lounge 19'6 into bay x 11'4 (5.94m into bay x 3.45m)



Large double glazed bay window to front with fitted shutters, radiator, smooth plastered ceiling...



Kitchen/ Diner 19'3 x 10'6 (5.87m x 3.20m)



Kitchen Area



Comprehensive range of modern fitted base units with complementing working surfaces over and inset stainless steel sink unit, integrated electric hob with oven below and extractor hood over, integrated dishwasher, fridge/ freezer and wine cooler, matching range of wall mounted units, tiled splashbacks, vinyl wood effect flooring, double glazed window to rear, open plan to...

Dining Area



Double glazed bi-fold doors to rear garden, radiator, vinyl wood effect flooring, smooth plastered ceiling with inset spotlights...

Cloakroom/ Laundry Room 7'8 x 5'6 (2.34m x 1.68m)



Suite comprising vanity wash hand basin, low level W.C., space and plumbing for washing machine with working surface over, fitted hanging rail and storage, radiator, vinyl wood effect flooring, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

First Floor Landing



Built in storage cupboard, loft access, smooth plastered ceiling, doors off to...

Bedroom 1 15'11 into bay x 11'4 (4.85m into bay x 3.45m)



Double glazed bay window to front with fitted

shutters, radiator, wardrobe to remain, smooth plastered ceiling, door to...

En Suite



Suite comprising walk in fully tiled shower cubicle with glazed door, vanity wash hand basin, low level W.C., tiled splashbacks, heated towel rail, tile effect flooring, smooth plastered ceiling with inset spotlights and extractor fan...

Bedroom 2 11'6 x 10'7 (3.51m x 3.23m)



Double glazed window to rear, radiator, wardrobe to remain, smooth plastered ceiling...

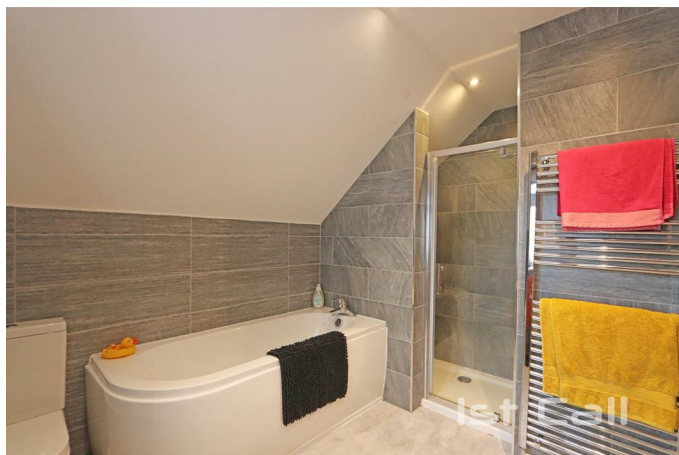
Bedroom 3 13'6 x 7'9 (4.11m x 2.36m)



Double glazed window to rear, additional double

glazed skylight window, radiator, smooth plastered ceiling...

Bathroom



Modern white suite comprising panelled oval bath with mixer tap, separate fully tiled walk in shower cubicle with glazed door, vanity wash hand basin, low level W.C., heated towel rail, electric shaver point, tiled splashbacks, tile effect flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to front...



Externally

Front Garden

Block paved providing off street parking for 2/3 vehicles, fitted ground anchor to secure motorcycle etc, flower/ shrub borders...

Rear Garden



Comprising block paved patio area, remainder mostly laid to lawn, gate providing side access...

Agents Note

We are advised that the property has solar panels fitted which will remain and the property benefits from 'wired in' wi-fi ensuring even coverage throughout the property...

Floor Plan

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



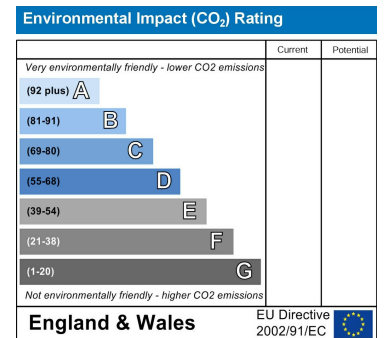
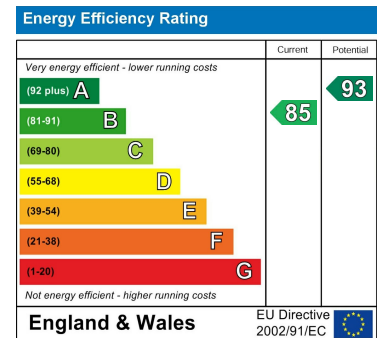
TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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