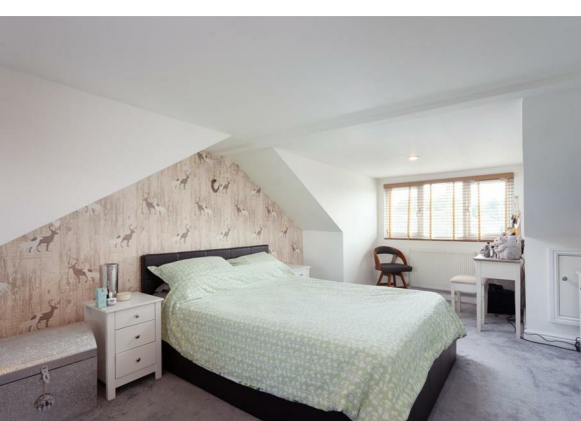




Springfield Way, York Asking Price £350,000

**** SKILFULLY EXTENDED ****

A well presented semi detached dormer bungalow offering flexible 3 / 4 bedroom family living accommodation with modern, fixtures and fittings combined with a generous front and rear gardens.



Accommodation

A skilfully extended and immaculately presented semi-detached dormer bungalow with ground floor and first floor bedroom accommodation ideal for young and mature families as well as retirees.

The property is situated off Springfield Way which in turn is located a short distance from Stockton Lane, regarded as one of York's most sought after locations.

Internally the property is entered via a double glazed side entrance door into a contemporary kitchen which has been recently refitted with a stylish range of built in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with space for a Range cooker with brushed stainless steel extractor canopy and splashbacks. Included within the kitchen is a built in Kenwood automatic dishwasher and integrated Hoover automatic washing machine. A bay window to the front elevation with uPVC framed double glazed casements, recessed ceiling downlighters and contemporary radiator.

The kitchen leads through into the open plan living area which is without doubt one of the feature rooms of the property. There is a bay window to the front elevation with uPVC framed double glazed casements in addition to a television aerial point, contemporary radiator and secondary radiator beneath the bay window.

The property offers flexible living accommodation which includes a downstairs double bedroom with the opportunity to use as a second reception room/snug. Sliding uPVC framed double glazed patio doors lead out onto the rear gardens beyond. There are twin contemporary radiators, a television aerial point and built in corner cupboard.

The ground floor features a modern bathroom having a low flush w/c and wash hand basin both set in a vanity surround. There is a separate inset bath with wall mounted shower attachment and full height tile splashbacks. Recessed ceiling downlighters and heated towel rail.

Located at the rear is an inner hall/study, formerly used as a bedroom, and now having a turn staircase leading to the first floor accommodation with spindle balustrade, handrail and built in understairs storage cupboard. Radiator and uPVC framed double glazed casement window.

To the first floor are three good sized bedrooms, the main bedroom of which enjoys dormer windows to both the front and rear elevations. There are twin radiators, recessed eaves storage, recessed ceiling downlighters and television aerial point. Bedroom two is located at the rear of the property with bedroom three located at the front and currently set up as a working study. Both bedrooms two and three enjoy radiators and dormer windows.

To The Outside

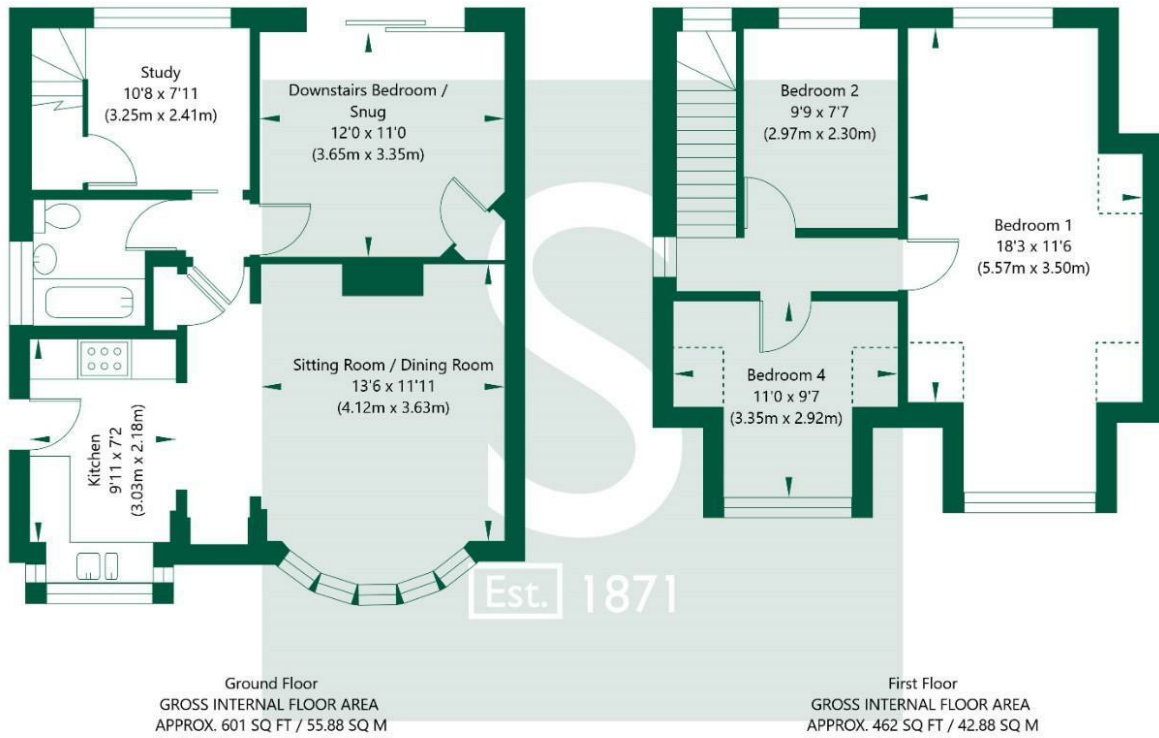
The property is accessed directly off Springfield Way onto a front driveway which provides off street parking for two motor vehicles and adjoins a rectangular front garden which is laid to lawn with hedged front and side boundaries. A lockable garden gate leads through into the rear garden beyond.

Adjoining the side elevation is a further hardstanding which steps out onto a rear garden beyond which is extensively laid to lawn with surrounding fenced boundaries.

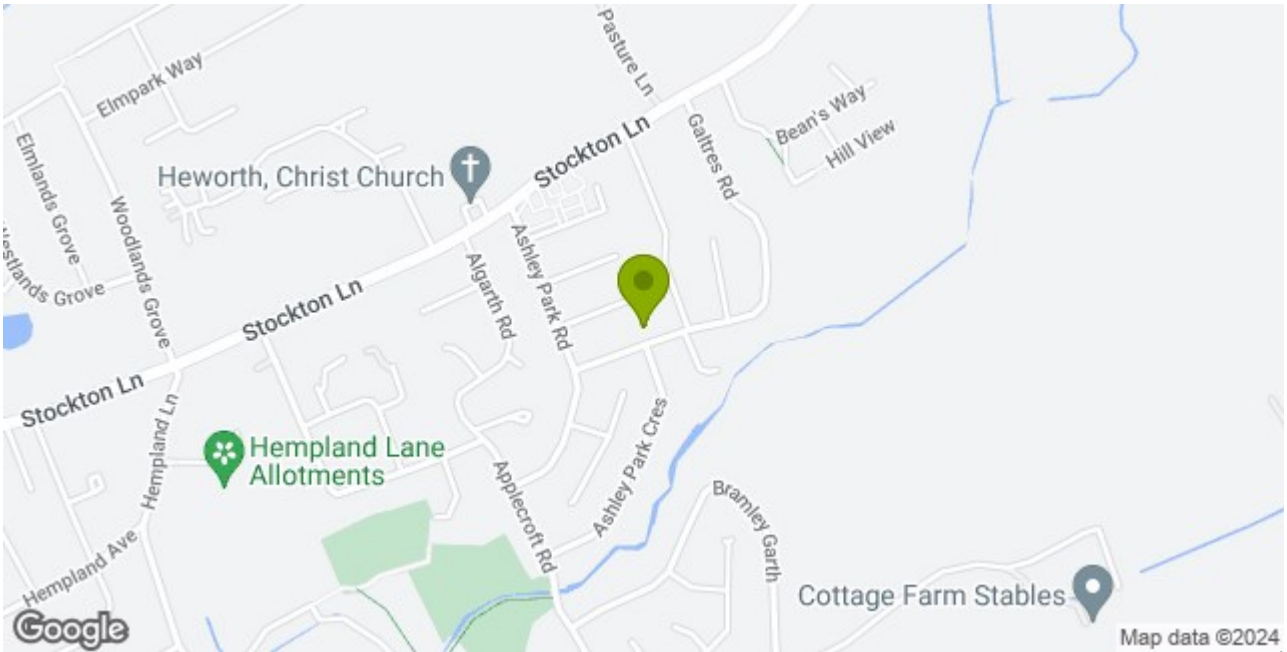
Adjoining the rear elevation is a raised and decked sun patio and included within the sale is a timber built garden shed and separate summerhouse.

The property has a band C energy performance rating with recently refitted boiler and an inspection of the internal and external accommodation is strongly recommended.

Springfield Way, York, YO31 1HN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1063 SQ FT / 98.76 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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