



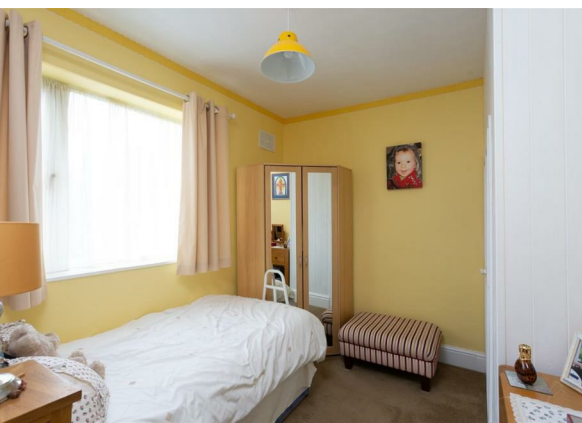
Maida Grove, York £350,000

This traditional bay fronted three bedroom semi detached home is situated in the sought after Fishergate area and has been well cared for over the years by our vendor.

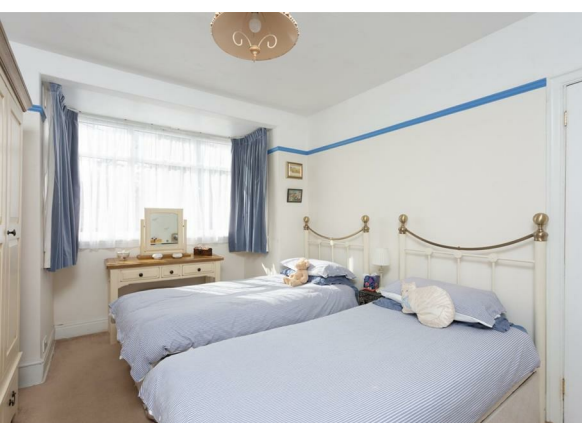


The property is accessed via a uPVC composite front door into a welcoming entrance hallway, with stairs leading to the first floor accommodation.

To the right is the lounge, a bright and spacious room offering a dual fuel wood burning stove and ample alcove storage.



Located at the rear elevation is the kitchen diner - upgraded by our vendor it offers high quality appliances and fixtures with views overlooking the pretty rear garden. The kitchen briefly comprises of, an array of cream wall and base units, granite worktop and two built in Bosch combination ovens, integrated fridge, freezer, dishwasher and space for a washing machine and is finished with a stainless steel sink with mixer tap over and a walk in larder. There are also patio doors leading straight into the rear garden.



Ascending to the first floor there are three bedrooms and a house bathroom. The master bedroom is positioned at the front of the house and benefits from a bay window and plenty of space for a double bed and additional furniture. The second bedroom is a smaller, single room fitted with a handy storage cupboard and the third bedroom would be a perfect office or nursery.

Completing the internal accommodation is the house bathroom, offering a low flush w/c, ceramic sink with vanity unit and a panelled bath with shower over, completed with additional storage and a large double glazed window.



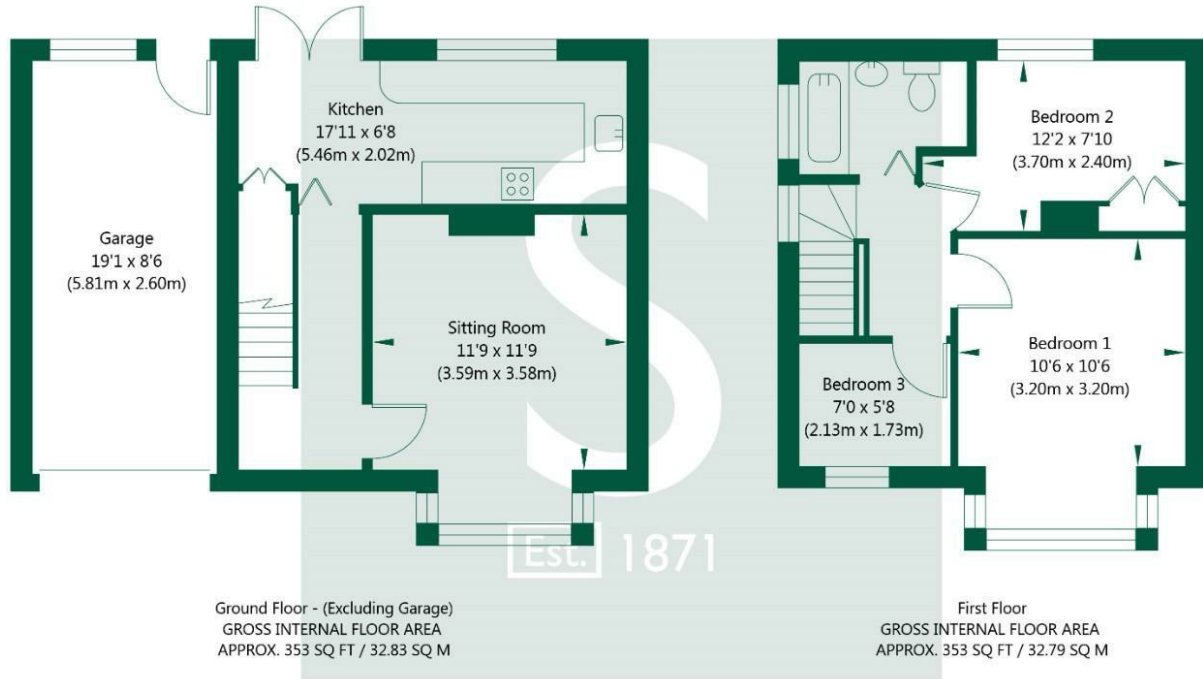
Externally, the property offers driveway parking to the front for multiple cars, and a picturesque rear garden. Mainly laid to lawn, there is an abundance of beautiful wildlife and colour and it is a real oasis, with the benefit of a single garage.

Situated in the popular area of Fishergate, this meticulously maintained property is ready for its next family.

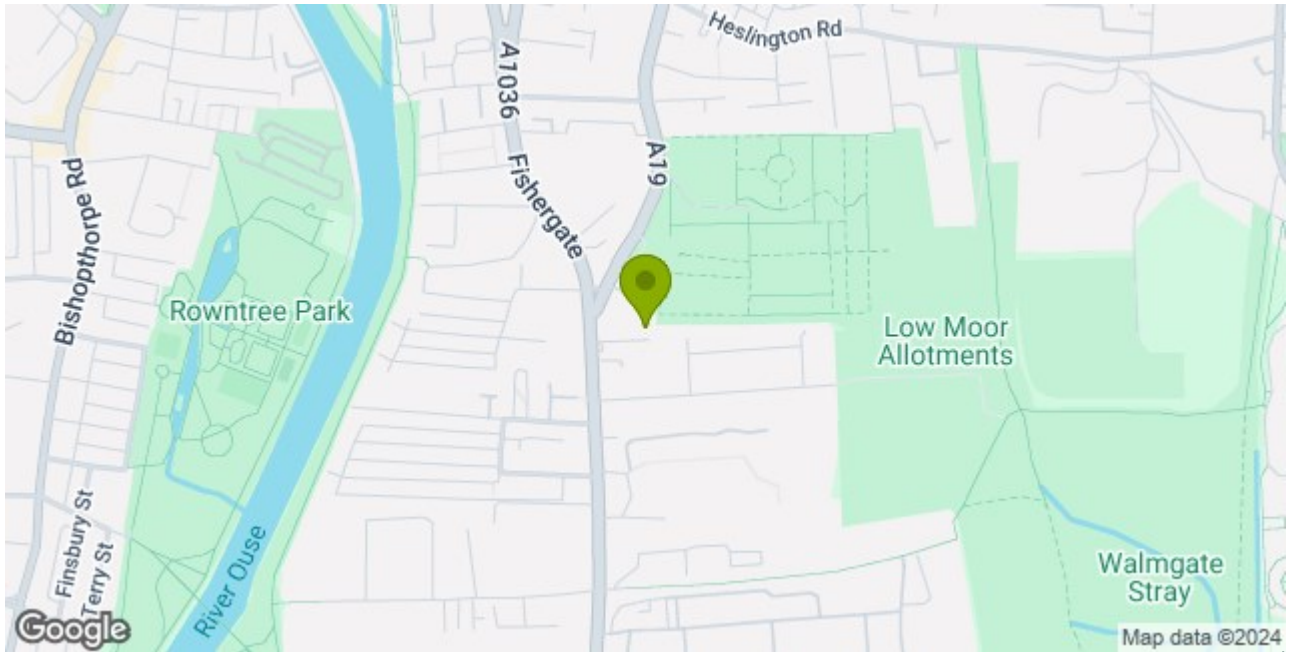


Tenure: Freehold
Services: All Mains Services Connected
EPC Rating: C
Council Tax: City of York - B
Viewings: Strictly via the selling agent

Maida Grove, Fishergate, York, YO10 4EU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 706 SQ FT / 65.62 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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