



**Ebsay Drive, YORK YO30 4XR**



**welcome to**

**Ebsay Drive, YORK**

This spacious town house is set to the North of York in a highly sought after residential area, well placed for access to the city centre, good commuter links and the varied local amenities Clifton Moor has to offer.



### Entrance Hall

The entry hall to the home has wood flooring, an understairs storage cupboard, a radiator and the stairs up to the first floor.

### Cloakroom

A ground floor cloakroom with a w.c, a wash hand basin and a window to the side.

### Utility Room

6' x 5' 3" ( 1.83m x 1.60m )

A ground floor utility room with wood flooring, a radiator, plumbing for a washing machine, the boiler, wall/base units and a door in to the garden.

### Bedroom Two

10' 2" x 8' 9" ( 3.10m x 2.67m )

The second double bedroom is to the ground floor with wood flooring, a radiator and a window looking over the rear of the home.

### Lounge

16' 3" x 10' 2" ( 4.95m x 3.10m )

The lounge is to the first floor, which has a window looking over the front of the home, a radiator, a tv point, a fireplace and carpeted floors.

### Study

6' 7" x 6' 1" ( 2.01m x 1.85m )

The study is just off of the lounge which has a radiator and a window to the front of the home.

### Dining Kitchen

17' 2" x 8' 9" ( 5.23m x 2.67m )

A spacious dining kitchen with fitted wall/base units, a gas hob, a cooker hood, a newly fitted oven, a newly fitted, integrated dishwasher, space for a fridge/freezer, a radiator, two windows looking over the rear of the home, space for a dining table and an opening to the lounge.

### Landings

The first floor landing has carpeted floors and a window to the side The second floor landing has carpeted floors, a storage cupboards, a window to the side and the loft access.

### Bedroom One

17' 1" x 11' 6" into access ( 5.21m x 3.51m into access )

To the second floor, the primary bedroom has carpeted floors, a radiator, a window looking over the front of the home and a skylight.

### Bedroom Three

8' 9" max x 8' 7" into recess ( 2.67m max x 2.62m into recess )

The third double bedroom is to the second floor with carpeted floors, a radiator, a window to the rear of the home and a skylight.

### Bedroom Four

8' 10" x 8' 3" + recess ( 2.69m x 2.51m + recess )

The fourth double bedroom is to the second floor, with carpeted floors, a radiator, a skylight and a window to the rear.

### Bathroom

The family bathroom is to the second floor, with a shower over the bath tub, a w.c, a wash hand basin and an extractor fan.

### Exterior

The front of the home has a driveway which is able to fit multiple vehicles which leads to the garage that has an electric roller door, power and lighting. Around to the rear there is a lawn garden with a patio area, raised flower beds, gated access with hedge and fence to surround.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Ebsay Drive, YORK

- A WELL PRESENTED TOWN HOUSE
- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: Awaited

# £375,000



Please note the marker reflects the postcode not the actual property

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william h brown



**01904 621138**



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



**williamhbrown.co.uk**