



Water Lane, York YO30 6PW

welcome to

Water Lane, York

A well presented, three bedroom property located just off Clifton Green, providing easy access to the city centre, Clifton Moor Retail Park as well as a range of local amenities. The property has good transport links into the city centre and convenient for the A19 and A1237 for links out of the city



Entrance Porch

The entry porch has laminated floors and a window to the front.

Dining Room

11' 8" max x 11' 10" max (3.56m max x 3.61m max)
A good size dining room with a bay window to the front of the home, laminate flooring and a radiator.

Lounge

11' 10" x 13' 4" (3.61m x 4.06m)
The lounge has carpeted floors, an electric fire set within a fireplace. a tv point and sliding doors in to the secondary reception room.

Secondary Reception

10' 10" x 8' 8" (3.30m x 2.64m)
The secondary reception room is through from the lounge and has two skylights, carpeted floors and French doors on to the rear garden.

Kitchen

A fitted kitchen with wall/base units, an integrated oven, an induction hob, an integrated fridge, a pantry cupboard, under counter spotlighting, a door and a window to the side of the home.

Utility Room

5' 9" x 8' 8" (1.75m x 2.64m)
The utility room has plumbing for a washing machine, space for a dryer, a boiler, vinyl flooring and a window to the rear.

Shower Room

The shower room is to the ground floor with a shower cubicle, an extractor fan, a wash hand basin, a w.c, a window to the rear of the home and Vinyl flooring.

Landing

A carpeted landing with a window to the side and the loft access.

Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)
A good size double bedroom with carpeted floors, a window to the front of the home and a radiator.

Bedroom Two

12' 5" max x 11' 10" max (3.78m max x 3.61m max)
The second double bedroom has a tv point, a window to the rear and a radiator.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)
The third bedroom is a single with a window to the side and space for a wardrobe.

Bathroom

The bathroom has a shower over the bath tub, a window to the side, a w.c, a wash hand basin, wood floor boards, an under stairs cupboard and a towel radiator.

Loft Space

The loft is fully boarded, insulated, lighting and has a ladder.

Exterior

The front of the home has a paved and gravel driveway with hedge to the front. Around to the rear there is a well presented garden with raised lawn, raised flower beds, a brick built outbuilding and fence to surround.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Water Lane, York

- A WELL PRESENTED THREE BEDROOM HOME
- THREE RECEPTION ROOMS
- UTILITY ROOM
- A LOVELY SOUTH WEST FACING REAR GARDEN
- A 20 MINUTE WALK TO THE CITY CENTRE

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108801 - 0006

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