



**Paddock Way, YORK YO26 6AJ**

**welcome to**

**Paddock Way, YORK**

NO ONWARD CHAIN! - A well presented three bedroom home located within a quiet cul-de-sac just off Boroughbridge Road, 2 miles north west of York city centre. Located to the West of York the property is close to many local amenities, commuter links and highly regarded schools.



### Entrance Hall

A carpeted entrance hall with a radiator and the stairs up to the first floor.

### Lounge

17' 6" x 16' into recess ( 5.33m x 4.88m into recess )  
A carpeted lounge which is open to the dining room with an electric fireplace, a window to the side and a radiator.

### Dining Room

15' 2" x 9' ( 4.62m x 2.74m )  
The dining room is open to the lounge, with two skylights, laminate flooring throughout, a radiator, a window to the rear and French doors on to the garden.

### Kitchen

8' 10" x 6' 4" ( 2.69m x 1.93m )  
A modern fitted kitchen with wall/base units, a gas hob, a cooker hood, a breakfast bar, an oven, space for a fridge/freezer, a window to the front of the home and a door to the side.

### Landing

A carpeted landing with the loft access.

### Bedroom One

13' 2" x 9' 9" ( 4.01m x 2.97m )  
A carpeted double bedroom with a radiator and a window to the rear.

### Bedroom Two

10' 1" x 9' 9" ( 3.07m x 2.97m )  
The second double bedroom has carpeted floors, a radiator and a window to the front of the home.

### Bedroom Three

9' 11" x 6' ( 3.02m x 1.83m )  
The third bedroom has carpeted floors, a radiator and a window to the rear of the home.

### Bathroom

The bathroom has a window to the front, a shower over the bath tub, a wash hand basin, a w.c, an airing cupboard, a towel radiator and the loft access.

### Exterior

The front of the home offers a good size driveway, a double garage and a lawn garden with flower beds. Around to the rear there is a good size lawn garden which is south facing with a spacious, gravel patio area, flower beds and mature trees/shrubbery.



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](http://www.focalagent.com)



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welcome to

## Paddock Way, YORK

- A WELL PRESENTED THREE BEDROOM HOME
- NO ONWARD CHAIN
- DOUBLE GARAGE
- SOUGHT AFTER AREA, JUST OFF BOROUGHBRIDGE ROAD
- OPEN PLAN LOUNGE, DINING ROOM AND MODERN KITCHEN

Tenure: Freehold EPC Rating: C

# £325,000



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](http://williamhbrown.co.uk)