



**Cranfield Place, YORK YO24 3HY**



**welcome to**

**Cranfield Place, YORK**

A fabulous three bed, semi detached home situated between Acomb and Dringhouses, with easy access into the City Centre and close to local amenities as well as being within catchment to local schools. An early viewing is highly recommended so as not to miss out on this perfect first time buyer home!



### Entrance Hall

The entrance hall has laminate flooring, a window to the side and a radiator.

### Lounge

12' 5" x 15' 3" ( 3.78m x 4.65m )

The lounge has laminate flooring throughout with a tv point, a radiator and a window to the front.

### Kitchen

15' 8" max x 8' 1" max ( 4.78m max x 2.46m max )

A dining kitchen with laminate flooring, fitted wall/base units, a window to the rear, a window to the rear, French doors to the rear garden, an integrated hob/oven, a fridge/freezer and dishwasher and one radiator.

### Landing

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

### Bedroom One

14' x 9' 5" ( 4.27m x 2.87m )

The first double bedroom has carpeted floors, a window to the front of the home, a radiator and a tv point.

### Bedroom Two

9' 7" x 7' 7" to front of units + recess ( 2.92m x 2.31m to front of units + recess )

The second bedroom has carpeted floors, a window to the rear of the home, a radiator and a tv point.

### Bedroom Three

6' 2" x 8' 2" ( 1.88m x 2.49m )

The third bedroom has carpeted floors, a radiator, a window to the front and a tv point.

### Shower Room

The shower room has a walk in shower, a w.c, a wash hand basin, a radiator, a window to the rear and tiled walls.

### Exterior

The front of the home has a driveway leading to a wooden garage and hedge to surround a patio area. Around to the rear there is a garden with astro turf, decking and a storage shed.

### Loft Space

The front of the home has a driveway leading to a wooden garage and hedge to surround a patio area. Around to the rear there is a garden with astro turf, decking and a storage shed.



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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## **Cranfield Place, YORK**

- A FANTASTIC THREE BEDROOM HOME
- WELL PRESENTED THROUGHOUT
- QUIET CUL-DE-SAC LOCATION
- A SUPERB HOME FOR FIRST TIME BUYERS
- NO CHAIN

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the postcode not the actual property

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