



**Queenswood Grove, YORK YO24 4PP**



**welcome to**

**Queenswood Grove, YORK**

Nestled in a sought after location of York, this charming four-bedroom, semi-detached home beautifully blends traditional character with modern comforts. Boasting a welcoming façade with classic brickwork and bay windows, the property offers an inviting and spacious interior.



## Auctioneer's Comments

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### Entrance Hall

A carpeted entrance hall with a radiator and an understairs storage cupboard.

### Lounge

10' 11" x 15' 9" ( 3.33m x 4.80m )

Open to the dining room, the lounge has a patio door to the rear of the home, carpeted floors, a gas fireplace with a marble hearth, a tv point and a radiator.

### Dining Room

11' 5" x 7' 5" ( 3.48m x 2.26m )

The dining room has a bay window to the front of the home and a radiator. There is a unique archway through to the lounge.

### Kitchen

7' 5" x 11' 3" ( 2.26m x 3.43m )

A fitted kitchen with wall/base units, an integrated double oven, wood topped counters, a window to the rear, a radiator.

### Utility Room

8' 2" max x 9' 2" max ( 2.49m max x 2.79m max )

A spacious utility room with tiled flooring, base units, built in storage, a door to the rear garden, a door to the garage and the boiler in the corner.

### Bedroom One

14' 6" into bay x 9' 2" ( 4.42m into bay x 2.79m )

The first double bedroom has carpeted floors, a radiator, a bay window to the front of the home, three fitted wardrobes and additional built in storage.

### Bedroom Two

9' 3" to front of wardrobes x 11' 6" ( 2.82m to front of wardrobes x 3.51m )

The second double bedroom has carpeted floors, a window to the rear, a radiator, fitted wardrobes, the loft access.

### Bedroom Three

7' 6" max x 8' 7" max ( 2.29m max x 2.62m max )

The third bedroom has carpeted floors, a window to the front and built in storage.

### Bedroom Four

10' 8" x 14' 7" ( 3.25m x 4.45m )

The fourth bedroom has carpeted floors, a window to the front of the home and built in storage.

### Bathroom

The house bathroom has a wash hand basin, a bath tub, a radiator, an extractor fan, a window to the rear, Vinyl flooring and a water tank. There is a separate w.c with a window to the side of the home.

### Exterior

The front of the home has a driveway leading to the garage, a lawn garden and hedge to surround. Around to the rear there is a lawned garden with a raised patio and well established flower beds.

### Garage

10' 9" x 15' 3" ( 3.28m x 4.65m )

An integrated garage with up + over doors, and a window to the side.



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



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## **Queenswood Grove, YORK**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A SUPERB FOUR BEDROOM FAMILY HOME
- OPEN PLAN LOUNGE/DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£320,000**



Please note the marker reflects the postcode not the actual property

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**william h brown**



**01904 621138**



[York@williamhbrown.co.uk](mailto:York@williamhbrown.co.uk)



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



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