

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.













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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 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.

Living Room Diving Room Hall Clarage Bedroom 2 Bedroom 4 Bedroom 1

Ground Floor

First Floor

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" ($3.25m \times 4.45m$) 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" ($3.28m \times 4.65m$) An integrated garage with up + over doors, and a window to the side.

The foor plan is for Bushalov purposes only. It is not drawn to scale: Any measurements, foor arous onducting any total foor area; spenings and orientation are approximate. No details are quarantised, they cannot be nilled upon for any purpose and they do not form part of any agreement. A bushally in lakes for any ence, omission or missiblement. A party instrument, and the orientation or presentation is mark only upon its own instruction(). Forward by yway-footalagent 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**





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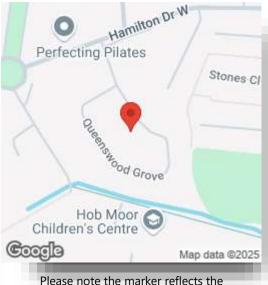


Property Ref:

YOR109159 - 0004

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postcode not the actual property

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