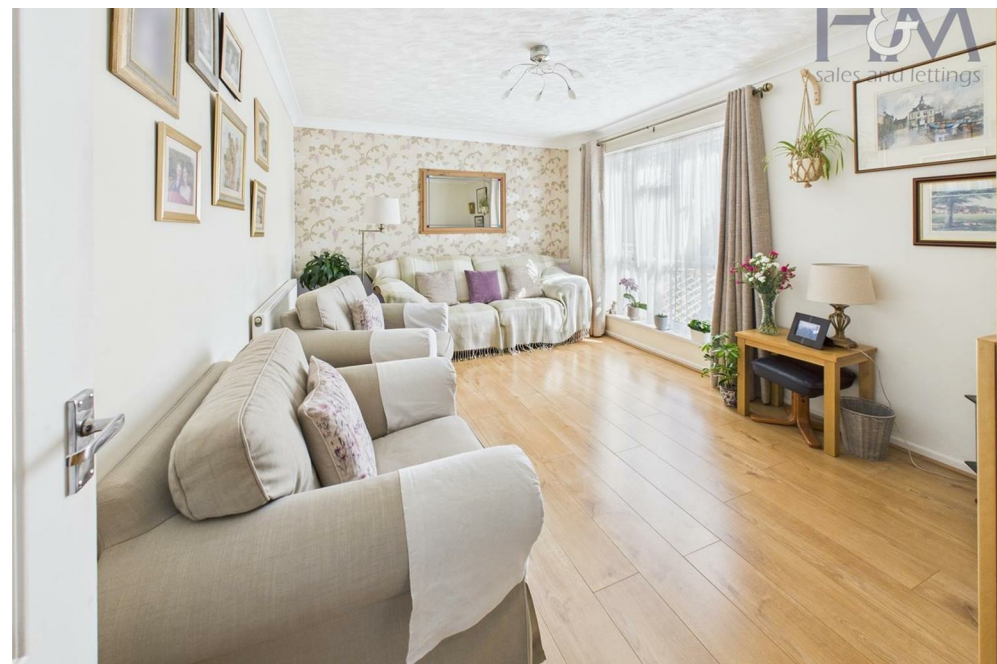


York Road, Stevenage, SG1 4EX.  
Asking Price £375,000

**H&M**  
sales and lettings



## ***York Road, Stevenage, SG1 4EX.***

### ***Council Tax Band: C***

A very well presented three bedroom end of terrace family home situated in a cul-de-sac location. The property has a refitted kitchen with built in oven, hob, extractor and dishwasher. There is a downstairs WC, separate utility room along with a bright and airy entrance hallway. Upstairs are two double bedrooms and a good sized single room along with a refitted bathroom. The enclosed rear garden has a rear gate which gives access to your own garage situated at the end of the property and also the residents parking.

#### **Entrance Hall**

19'0 x 3'3 (5.79m x 0.99m)

Accessed by a double glazed front door, spacious understairs storage cupboard, radiator, tiled floor, inset spotlights, double glazed door to the rear garden, built in cloaks cupboard, dog legged stairs case to the first floor.

#### **Lounge**

14'8 x 10'4 (4.47m x 3.15m)

Double glazed window to the front aspect, radiator, coving to the ceiling, wooden style flooring

#### **Kitchen/Dining Room**

14'10 x 8'9 (4.52m x 2.67m)

Fitted with a range of wall and base units and contrasting work tops, built in double oven and hob with chimney extractor over, stainless steel splashback, integrated dishwasher, one and a half bowl sink drainer with tiled splashbacks, radiator, inset spotlights, double glazed window to the rear aspect and double glazed french doors to the rear garden.

#### **Downstairs WC**

5'0 x 4'9 (1.52m x 1.45m)

Double glazed opaque window to the rear aspect, pedestal wash hand basin, low level WC, radiator, tiled splashbacks and flooring.

#### **Utility Room**

6'7 x 5'5 (2.01m x 1.65m)

Wall mounted 'Viessmann' boiler, plumbing for washing machine and space for tumble dryer, space for fridge/freezer, gas meter and electric consumer unit.

#### **Landing**

7'10 x 2'9 (2.39m x 0.84m)

Doors to all rooms, loft access, airing cupboard, inset spotlights.

#### **Bedroom One**

12'11 x 10'5 (3.94m x 3.18m)

Double glazed window to the front aspect, radiator, coving to ceiling.

#### **Bedroom Two**

14'10 x 8'9 (4.52m x 2.67m)

Double glazed window to the rear aspect, radiator, coving to the ceiling.

#### **Bedroom Three**

10'9 x 6'8 (3.28m x 2.03m)

Double glazed window to the front aspect, radiator, coving to the ceiling.

#### **Bathroom**

8'11 x 5'0 (2.72m x 1.52m)

Double glazed window to the rear aspect, panel enclosed bath with mixer taps and shower attachment, wall mounted electric shower and shower screen, low level WC, pedestal wash hand basin, heated chrome towel rail, fully tiled walls and flooring, coving to the ceiling, inset spotlights.

#### **Frontage**

Dwarf retaining wall, gate to stepped path to front door, grey slate chipped borders.

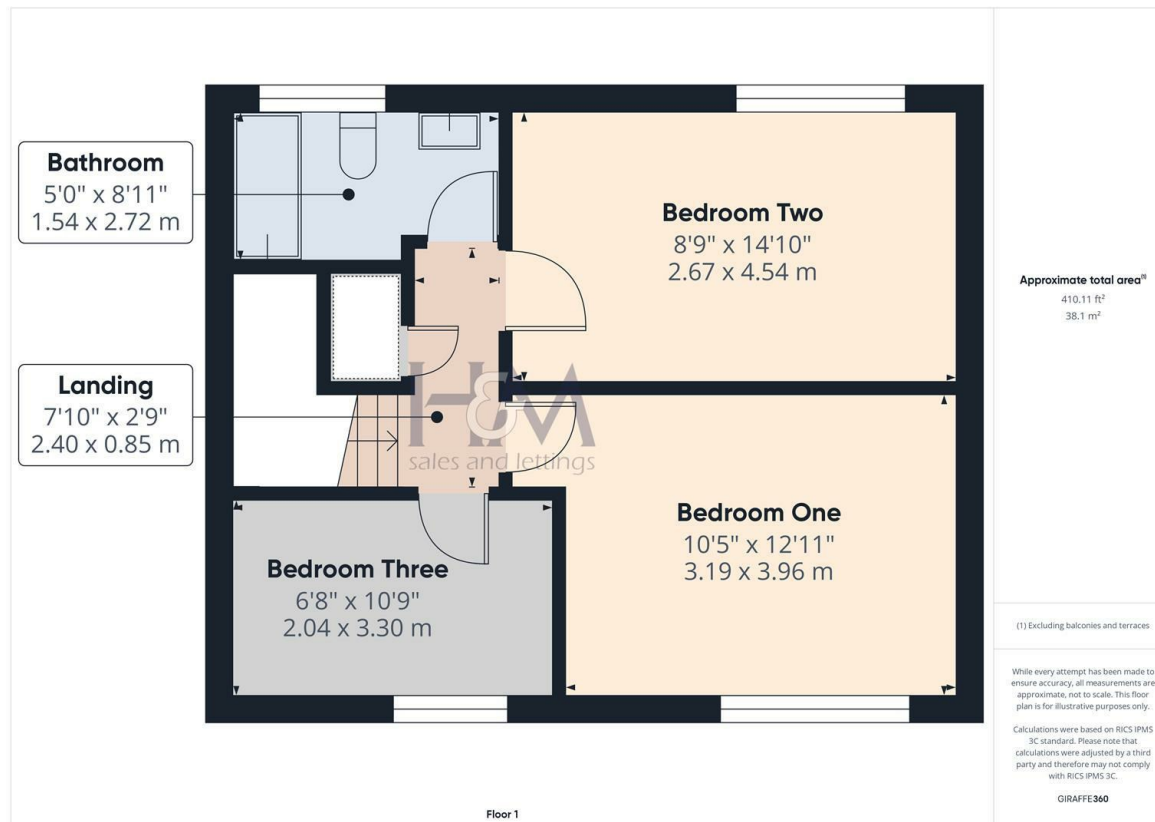
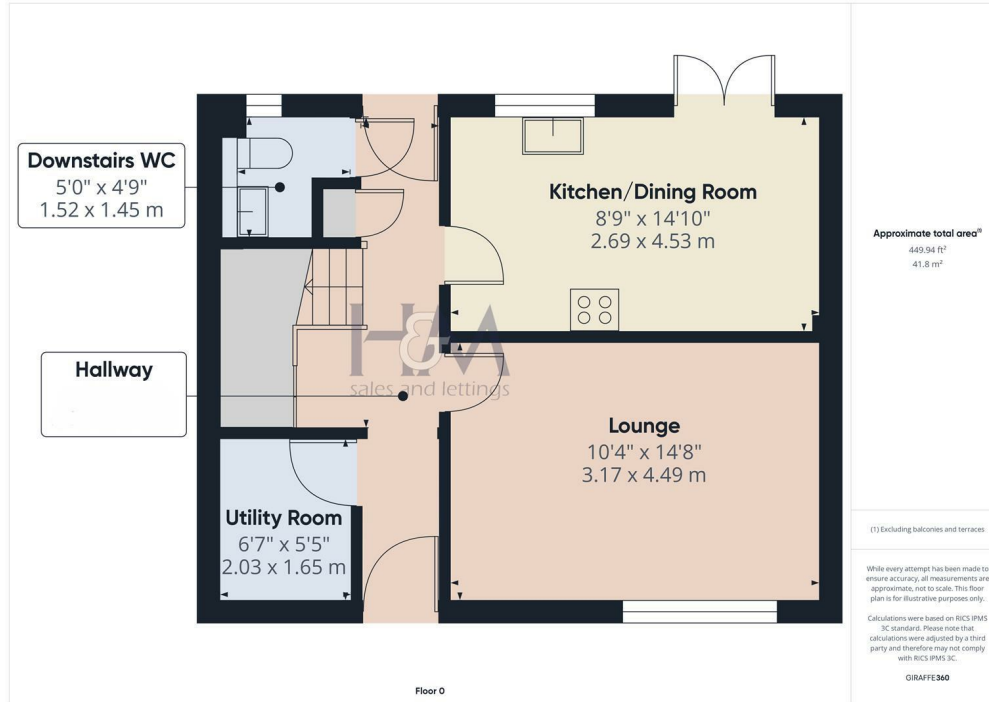
#### **Rear Garden**

Block paved patio and path leading to rear gate, lawned area with flowerbed borders, hardstanding for garden shed, outside tap.

#### **Garage**

Up and over door and situated at the rear of the garden.





Homes and Mortgages  
86 High Street  
Stevenage  
Hertfordshire  
SG1 3DW  
01438 728444

[stevenage@homesandmortgages.co.uk](mailto:stevenage@homesandmortgages.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	