



39 YORK AVENUE EAST COWES, PO32 6RT

£349,950
FREEHOLD

A three bedroom extended DETACHED family home, presented beautifully throughout. Good size rooms and an open plan kitchen/diner and large conservatory enhance the property further. An early viewing is highly recommended. Council tax band " C"

W | Williams
SALES & LETTINGS

39 YORK AVENUE



The accommodation with approximate measurements co

Hallway

Stairs to first floor. Dado rail. Radiator . Cupboard with storage. Double glazed window to side aspect. Doors to:y

Kitchen / Diner 20'10" x 13'8"

A beautifully fitted and designed open plan kitchen/diner supplied by Magnet with matching wall base and drawer units. Matching breakfast bar. Fitted microwave, dishwasher and washing machine. Space for free standing cooker and extractor over. White sink and drainer with mixer tap. Eco friendly Vaillant wall hung boiler (still under guarantee for anther 3 years) Two radiators. Picture rail. Double glazed bi- fold doors to conservatory.

Lounge 10'11" x 13'8"

Double glazed window to front aspect. Double glazed window to side aspect. Radiator. TV point. Feature gas fire with remote controls. Picture rail.

Cloakroom

Low level WC. Hand basin with vanity storage. Heated towel rail. Cupboard housing consumer meter. Double glazed window to side aspect.

Conservatory 13'9" x 11'9"

Tiled flooring. Blinds to ceiling. Double glazed windows and doors to landscaped garden.

Stairs to first floor

Landing

Double glazed windows to both side aspects. Radiator. Doors to:

Bedroom 13'5" x 10'9"

Double glazed bay window to front aspect. Radiator.

Bedroom 10'0" x 8'2"

Double glazed window to side aspect. Radiator. Loft access with ladder light and insulation.

Bedroom 13'5" x 8'2"

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Over size shower with Bluetooth speaker connection. Feature bath with shower attachment. Low level WC. Hand basin. Under floor heating. Mirror with WiFi connection.

Outside

REAR:

Landscaped enclosed garden, with raised flower beds. Mature plants and flowers. Lawn area. Large patio area. Greenhouse. Large, easily maintained workshop. Gate to front aspect.

FRONT:

Paved parking area.

Additional Information

Council tax band: "C"



39 YORK AVENUE





TOTAL FLOOR AREA: 1258 sq. ft. (116.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metapix ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		68	EU Directive 2002/91/EC

W | Williams

SALES & LETTINGS

Williams Estate Agents
 41 High Street
 Wootton Bridge
 Isle Of Wight
 PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements