



22 Rudforth Place, Great Ouseburn, York, YO26 9RS
£684,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this brand new 4 bedroom detached house located on a corner plot within popular development offering access to amenities and transport links. The property will benefit from a 2 year builder warranty plus a 10 year new home structural warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is an impressive dining kitchen with Bosch appliances plus a contemporary 4 piece bathroom, en suite and WC with Villeroy & Boch plus Hansgrohe fittings. Items of further note include but are not limited to hardwood internal doors, oak handrail to staircase, French doors to the rear, 4 double bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with new flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility, WC plus bedroom 1 and en suite. There are 3 double bedrooms plus a 4 piece bathroom accessed from the first floor landing.

There are landscaped gardens with patio and lawns plus external tap and power. There is a double driveway leading to a single garage with car charging point and personnel door.

Tenure - Freehold
Estate Management Fee - £369 pa
Council Tax - TBC

The property comprises.

GROUND FLOOR

Entrance Hall

With Amtico flooring. Access to store plus staircase with hardwood handrail.

Lounge 17'1"(max) x 14'8"(max) (5.22m(max) x 4.48m(max))

A light dual aspect room having a feature walk in bay window with French doors plus fitted carpets.

Dining Kitchen 26'4"(max) x 14'3"(max) (8.03m(max) x 4.36m(max))

Having a comprehensive range of brand new wall and base units with complimenting Silestone worktops, upstands and splash back plus breakfast bar, feature pull out and timber inset drawer package. Having Bosch double oven, microwave, hob, hood, dishwasher, fridge freezer and wine cooler plus 1.5 sink and mixer tap. With recessed spot lights and Amtico flooring plus feature walk in bay window to the front.

Utility Room 7'0" x 6'0" (2.14m x 1.85m)

Having brand new units plus Silestone worktops and upstands to match kitchen. With space for a washing machine and drier. Amtico flooring.

WC 5'9" x 3'1" (1.77m x 0.96m)

Having contemporary white sanitary ware with tiling, chrome ladder radiator and Amtico flooring.

Bedroom 1 17'10"(max) x 14'7"(max) (5.45m(max) x 4.47m(max))

With fitted carpets.

En Suite 7'11"(max) x 5'10"(max) (2.43m(max) x 1.80m(max))

Having contemporary white sanitary ware with double shower, vanity basin, wall and floor tiling, chrome ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

Galleried over the hallway with oak handrail and fitted carpets.

Bedroom 2 15'10"(max) x 14'8"(max) (4.85m(max) x 4.48m(max))

With fitted carpets.

Bedroom 3 14'8"(max) x 10'6"(max) (4.48m(max) x 3.22m(max))

With fitted carpets.

Bedroom 4 16'7"(max) x 14'6"(max) (5.08m(max) x 4.43m(max))

With fitted carpets.

Walk In Store 6'9"(max) x 6'1"(max) (2.07m(max) x 1.87m(max))

With fitted carpets.

Bathroom 10'2"(max) x 7'6"(max) (3.11m(max) x 2.29m(max))

Having a contemporary white 4 piece suite with separate double shower and bath plus vanity basin, wall and floor tiling chrome ladder radiator and recessed spot lights.

EXTERNAL

There are landscaped gardens with patio and lawns plus external tap and power. There is a double driveway leading to a single garage with car charging point and personnel door.

* Part exchange subject to builders terms, conditions and price differentials



GROUND FLOOR PLAN