



23, Parkside Close,  
York, YO24 4ET  
Chain Free £275,000



Offered to the market with the convenience of no forward chain and well situated in a quiet cul-de-sac position, we offer this two bedroom detached property, ideal for a range of buyers.

The accommodation briefly comprises;- entrance hall, sitting room with French doors to the rear, fitted kitchen with rear entrance/lean to and a bathroom. To the first floor lies two bedrooms and a shower room.

Externally, the property offers a low maintenance garden to the front and driveway providing off road parking leading to the single garage. The rear garden is fully enclosed enjoying some degree of privacy with an open aspect beyond.

Contact Clubleys on 01759 373709 to arrange a viewing.



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Tenure: Freehold  
City of York Council  
BAND: C

## THE ACCOMMODATION COMPRISES;-

### ENTRANCE HALL

Front entrance door, radiator, power points.

### BATHROOM

2.66 x 1.53 (8'8" x 5'0")

Opaque window to front. Coloured suite comprising panelled bath, pedestal hand basin, low flush W.C., fully tiled, radiator.

### SITTING ROOM

6.38 x 3.00 (20'11" x 9'10")

Window to front, French doors and windows to rear. Tiled fireplace and hearth, gas fire inset, radiator, power points.

### KITCHEN

3.77 x 3.40 (12'4" x 11'1")

Windows to side and rear. Fitted wall and floor units with work surfaces, stainless steel sink unit, part tiled, power points, gas fired central heating boiler, radiator.

### REAR ENTRANCE / LEAN TO

2.03 x 1.61 (6'7" x 5'3")

Door to side and windows to sides and rear, power points.

### LANDING

Power points, fitted cupboard housing hot water cylinder with immersion heater.

### BEDROOM ONE

5.45 x 3.01 (17'10" x 9'10")

Windows to front and rear. Radiator, power points.

### BEDROOM TWO

3.63 x 2.51 (11'10" x 8'2")

Window to side. Radiator, power points.

### SHOWER ROOM

2.42 x 1.67 (7'11" x 5'5")

Opaque window to rear. White suite comprising pedestal hand basin, low flush W.C., bidet, fitted shower, radiator, part tiled.

### OUTSIDE

Externally, the property offers a low maintenance garden to the front and driveway providing off road parking leading to the single garage. The rear garden is fully enclosed enjoying some degree of privacy with an open aspect beyond.

## GARAGE

Brick and flat felted roof construction, up and over door.

## ADDITIONAL INFORMATION

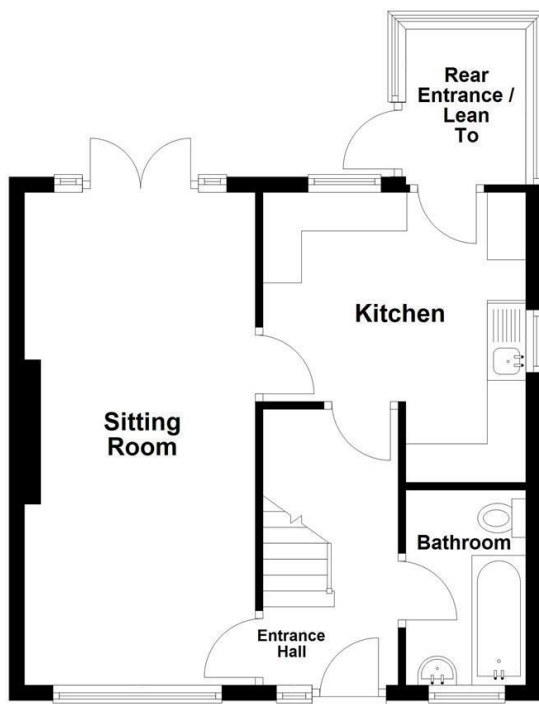
### SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

None of the appliances have been tested by the Agent.





**Ground Floor**  
Approx. 44.8 sq. metres (482.7 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (378.8 sq. feet)

Total area: approx. 80.0 sq. metres (861.5 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

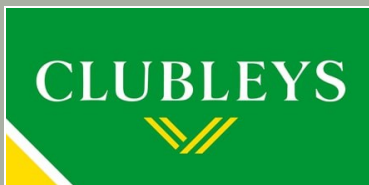
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.