



3, Meam Close,
York, Osbaldwick, YO10 3JH
Offers In The Region Of £495,000



ABOUT THE PROPERTY

Welcome to Meam Close - a charming townhouse which has been extended by the current owners to provide ample, well thought out accommodation just perfect for family life.

Set over three floors the accommodation comprises of entrance hall, WC, sitting room with a cosy log burner and a modern kitchen with a range of integrated appliances to the ground floor. To the first floor lies bedrooms two and four which share a Jack and Jill shower room and to the second floor lies the master bedroom with en suite, bedroom three and the family bathroom.

Outside the property provides off road parking to the front and the rear garden is fully enclosed and easy to maintain with a decking area, raised planter borders with mature shrubbery and trees and the lawn is laid to artificial grass. There is also a wooden shed providing useful extra storage.

Don't miss out on the chance to make this delightful townhouse your new family home.







THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL

Front entrance door.
Radiator, solid oak flooring, storage cupboard, boiler cupboard and stairs leading to the first floor.

SITTING ROOM

5.33m max x 4.74 ext to 6.02m (17'5" max x 15'6" ext to 19'9")
With two windows to the front, log burner, solid oak flooring, two radiators, under stairs cupboard and four velux windows.

KITCHEN

7.32m x 2.25m (24'0" x 7'4")
Window to rear, external door to rear and bifold doors to the rear.
Fitted with a range of wall and base units, stainless steel sink and integrated appliances including a dishwasher, oven, five ring gas hob with extractor fan over and a wine fridge. Space for a washing machine and fridge freezer.
Solid oak flooring and a radiator.

WC

2.17m x 0.83m (7'1" x 2'8")
Low flush WC, wash hand basin set within a vanity unit and ladder style radiator.
Extractor fan, part tiled walls and tiled flooring.

FIRST FLOOR LANDING

Radiator.

BEDROOM TWO

3.78m x 3.86m + wardrobes (12'4" x 12'7" + wardrobes)
Two windows to the front elevation, wardrobes to one wall and radiator.
Door leading to:

JACK & JILL EN SUITE

1.92m x 1.82m (6'3" x 5'11")
Suite comprising corner shower, low flush WC and pedestal wash hand basin. Part tiled walls, tiled flooring and radiator.
Door leading to:

BEDROOM FOUR

4.53m x 1.74m (14'10" x 5'8")
Two windows to the rear elevation and radiator.

SECOND FLOOR LANDING

With access to the loft.

BEDROOM ONE

3.78m x 3.52m (12'4" x 11'6")
Window to the front elevation and radiator.
Door leading to:

EN SUITE

2.92m x 0.93m (9'6" x 3'0")
Suite comprising shower cubicle, low flush WC and wash hand basin set within a vanity unit. Part tiled walls, tiled flooring and radiator.

BEDROOM THREE

4.51m x 2.75m (14'9" x 9'0")
Window to the rear elevation and radiator.

FAMILY BATHROOM

1.93m x 1.74m (6'3" x 5'8")
Suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Part tiled walls, tiled flooring, radiator and extractor fan.

OUTSIDE

To the front of the property there is a private driveway providing off street parking.

The rear garden is fully enclosed with an area of decking, raised planter beds with a mixture of mature shrubbery and trees and laid to lawn with artificial grass. The garden also benefits from a wooden shed, providing extra storage space.

ADDITIONAL INFORMATION:

SERVICES

Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

City of York Council, Tax Band D.





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

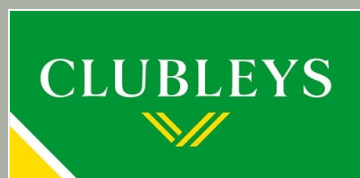
FREE VALUATIONS FOR SALE

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		
(81-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.