Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

80 Middlecroft Drive Strensall

York, YO32 5YQ

Guide Price £420,000

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A FABULOUS EXTENDED 4 BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE set in this popular residential area convenient for village amenities. The property provides tastefully presented living accommodation and comprises entrance hall, cloaks/WC, large lounge, separate dining room, 18'6 x 11'7 breakfast kitchen, conservatory, landing, master bedroom with dressing room and shower room/WC, 3 further bedrooms and a family bathroom/WC. To the outside are well tended gardens to front and rear. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Entrance Hall
Entrance door, dado rail, radiator, stairs to first floor. Carpet. Doors to;

Cloaks/WC
Low level WC, wash hand basin, extractor fan.

Lounge
17' x 16' (5.18m x 4.88m)
Two uPVC double glazed windows to front, ceiling cornicing, radiator, TV point, power points. Carpet.

Dining Room
14' x 7'8 (4.27m x 2.34m)
Double glazed window to front, radiator, power points. Carpet.

Breakfast Kitchen
18'6 x 11'7 (5.64m x 3.53m)
Full range of modern fitted units comprising stainless steel sink unit with cupboards below, base units with cupboards and drawers, matching wall units, granite work surfaces, electric cooker point, plumbing for washing machine and dishwasher, power points, double glazed window to rear, walk in pantry, radiator. uPVC double glazed door to;

Conservatory
11' x 10'10 (3.35m x 3.30m)
uPVC Double glazed windows to three aspects, power points. Carpet.

First Floor Landing
uPVC double glazed window to side, balustrade. Carpet. Doors to;

Bedroom 1
10'1 x 14'4 (3.07m x 4.37m)
uPVC double glazed window to front, radiator, power points. Carpet. Arch to;

Dressing Room
uPVC double glazed window to front, built in wardrobes, power points. Carpet. Door to;

En-Suite Shower Room
Walk in shower cubicle, pedestal wash hand basin, bidet, low level WC, double glazed window to rear, chrome towel rail/radiator. Vinyl floor covering.

Bedroom 2
14'2 x 8'4 (4.32m x 2.54m)
uPVC double glazed window to front, radiator, power points. Carpet.

Bedroom 3
11'7 x 10'2 (3.53m x 3.10m)
uPVC double glazed window to rear, radiator, power points. Carpet.

Bedroom 4
8'4 x 8'4 (2.54m x 2.54m)
uPVC double glazed window to rear, radiator, power points. Carpet.

Bathroom
Three piece suite in white comprising panelled bath with mains operated shower, pedestal wash hand basin, low level WC, double glazed window to side, chrome towel rail/radiator. Vinyl floor covering.

Outside
Front garden with driveway leading to a detached double brick garage. Good size private rear garden, low maintenance with large patio area, flower borders, shrubs, bushes and timber boundary fencing.

FLOOR PLAN

Total Approx. Floor Area 1482 Sq.Ft. (137.7 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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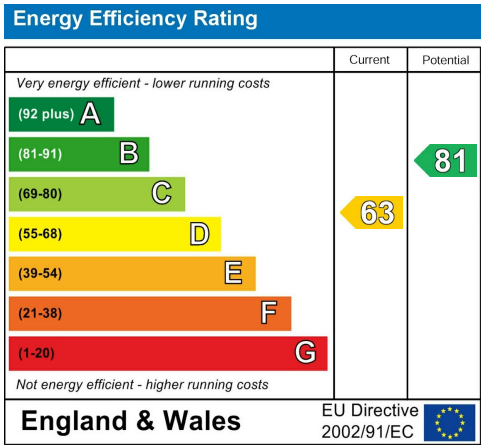
LOCATION

EPC



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