

A SUPERB FOUR STOREY 5 BEDROOM MODERN END TOWN HOUSE SET IN THIS SOUGHT AFTER LOCATION JUST OFF TADCASTER ROAD BEING **CONVENIENT FOR LOCAL AMENITIES** AND EASY ACCESS TO THE A64 AND INTO THE CITY CENTRE. The property provides extremely spacious living accommodation comprising entrance hall, cloaks/w.c, garden room with large bay with French doors to garden, first floor, cloaks/w.c., large living room with balcony, dining kitchen with full range of modern fitted units, second floor with master bedroom with en-suite shower room/w.c and Juliet balcony, 2 further bedrooms and family bathroom/w.c, third floor with 2 further bedrooms one with shower room/w.c. To the outside is a front garden with driveway leading to an integral garage whilst to the rear is a well maintained, landscaped garden. An internal viewing is highly recommended to appreciate this fantastic home.

Entrance

Cloaks/WC

Garden Room

First Floor

Lounge

Balcony

Dining Kitchen

Cloaks/WC

Second Floor

Bedroom 1

En-Suite

Bedroom 3

Bedroom 4

Bathroom















Third Floor
Bedroom 2
En-Suite
Bedroom 5/Study
Outside
Driveway
Integral Garage

Rear Garden





LOCATION FLOOR PLAN Middlethorpe Grove Chaloners Rd Old Moor Ln MoorLn Ground Floor 331 sq.ft. (30.8 sq.m.) approx. 1st Floor 505 sq.ft. (46.9 sq.m.) appro. 2nd Floor 505 sq.ft. (46.9 sq.m.) approx 3rd Floor 410 sq.ft. (38.1 sq.m.) approx Bedroom 1 15'7" x 12'8" 4.75m x 3.86n Garage 17'4" x 9'5" 5.28m x 2.87m Bursary Play Park York College Garden Room 15'7" x 11'2" 4.75m x 3.40m Map data ©2024 **Energy Efficiency Rating** Principal Rise TOTAL FLOOR AREA: 1751 sq.ft. (162.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurement of doors, windows, comes and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, spetians and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 78 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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