



15 Middlethorpe Grove
York, YO24 1JW
Guide Price £525,000

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NO FORWARD CHAIN! DETACHED THREE BEDROOM FAMILY HOME! APPROX 110FT REAR GARDEN! A rare opportunity within this highly sought after location to purchase this good size property in need of cosmetic updating. Located just off Tadcaster Road and convenient for the city centre, outer ring road as well as nearby shops, schools and amenities. The bright and airy living accommodation comprises entrance porch, entrance hallway, 15' lounge, dining room/garden room, kitchen, first floor landing, three bedrooms (two doubles and one good size single), house bathroom and a separate WC. To the outside is a good size lawned front garden as well as an approx. 100ft mature garden with brick store, greenhouse and apple trees. There is also a detached single garage and a long driveway providing ample car parking. An accompanied viewing is highly recommended. Please call Churchills Estate Agents today!

Entrance Porch

Entrance door. Vinyl flooring. Glazed door to;

Entrance Hallway

uPVC window to side, fitted storage cupboard, under stairs storage cupboard, double panelled radiator, power points, carpeted stairs to first floor.

Lounge

uPVC windows to front and side, double panelled radiator, gas fire with living flame, TV point, power points. Carpet.

Dining Room

uPVC windows and door to garden room, double panelled radiator, TV point, power points. Carpet.

Garden Room

uPVC glazing and door to the garden.





Kitchen

uPVC window to rear and door to side, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer, space and plumbing for appliances, pantry cupboard, double panelled radiator, power points. Vinyl flooring.

First Floor Landing

uPVC windows to side, loft access. Carpet. Doors to;

Bedroom 1

uPVC windows to front and side, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 3

uPVC window to rear, single panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC window to front, P-shaped bath with mains shower over, wash hand basin, towel rail/radiator, airing cupboard, tiled walls. Tiled flooring.

Separate WC

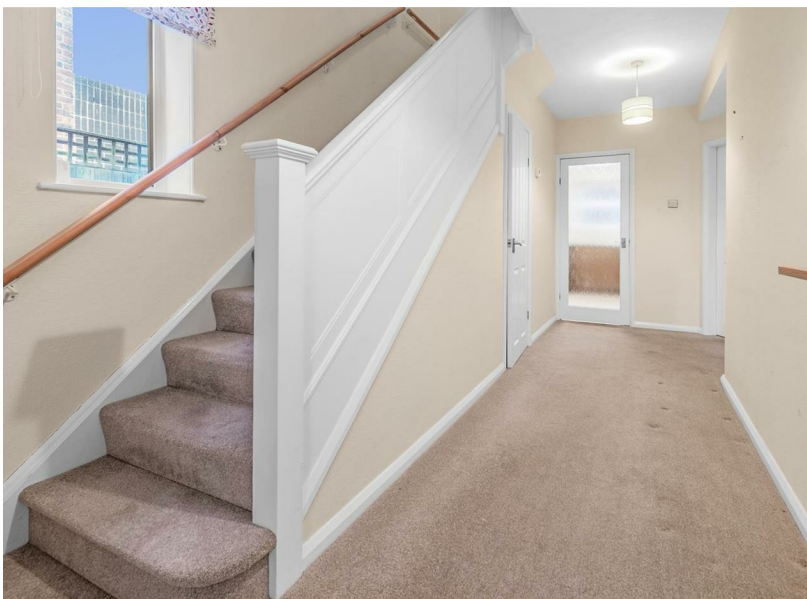
Opaque window to side, low level WC, tiled walls. Tiled flooring.

Outside

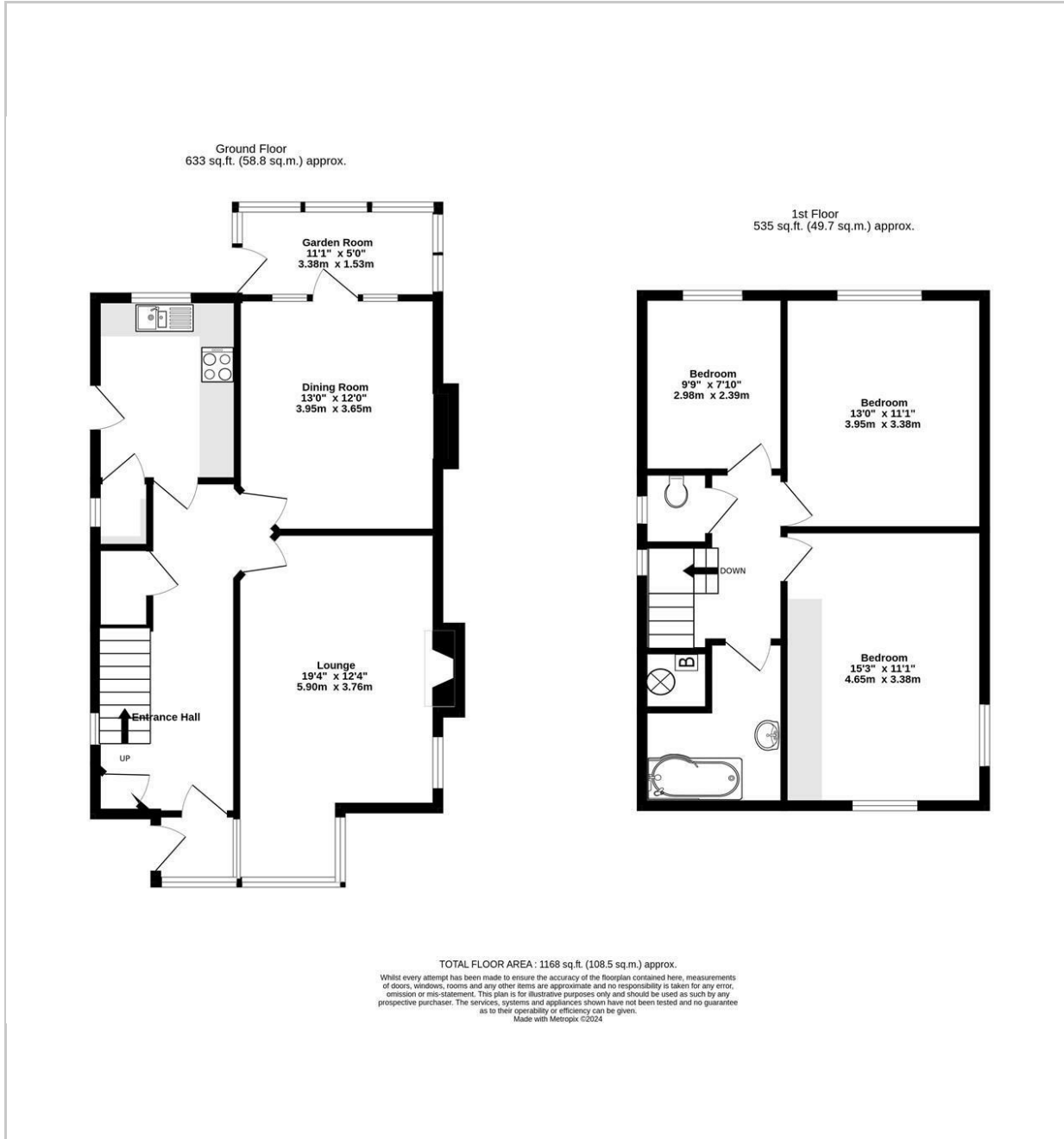
Front lawn with good size driveway and brick boundary wall. Rear garden with paved area, lawn, mature trees and shrubbery, green house, timber fence boundary.

Garage

Electric roller door, three attached brick stores.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(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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