

A three bedroom mid terrace, with good sized rear garden, set within this popular residential area convenient for local amenities, bus links and with easy access into Acomb Front Street and York City Centre. The property is well presented throughout with the added benefit of uPVC double glazing and gas central heating. The living accommodation comprises; entrance hallway, lounge, 15ft dining kitchen, first floor landing, three first floor bedrooms (two doubles, one single) and three piece house bathroom. To the outside is a front driveway, side path leading to a rear lawed garden with brick store. An accompanied viewing is highly recommended.

Entrance Hallway

Entrance door, single panelled radiator, stairs to first floor. Carpet.

Lounge

14'1 x 11'9 (4.29m x 3.58m)

uPVC double glazed window to front, single panelled radiator, television points, power points. Carpet.

Kitchen

15' x 8'6 (4.57m x 2.59m)

uPVC double glazed door and two windows to rear, fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, gas hob and electric oven, single panelled radiator, power points. Vinyl flooring.

First floor landing

Carpet. Door to;

Bedroom 1

12'2 x 12'3 (3.71m x 3.73m)

uPVC double glazed window to rear, fitted wardrobes, single panelled radiator, power points. Carpet.

Bedroom 2

10'2 x 7'2 widening to 9'3 (3.10m x 2.18m widening to 2.82m)

uPVC double glazed window to front, single panelled radiator, power points. Carpet.

















uPVC double glazed window to front, storage cupboard, single panelled radiator, power points. Carpet.

House bathroom

7'7 x 5'10 (2.31m x 1.78m)

Opaque double glazed window to rear, recess spotlights, panelled bath with shower head over, pedestal wash hand basin, low level W.C, single panelled radiator, extractor fan, tiled walls. Tiled flooring.

Outside

Front gravel driveway, side pathway to concreted area with lawn and timber fence boundary and brick store with power.



FLOOR PLAN LOCATION The Grn Ground Floor 355 sq.ft. (33.0 sq.m.) approx. Hamilton Dr 1st Floor 402 sq.ft. (37.4 sq.m.) approx 6'4" x 3'6" 1.92m x 1.06m Middleton Rd Hob Moor Children's Centre Kitchen/Diner 14'6" x 8'6" 4.43m x 2.58m 7'8" x 5'10" 2.33m x 1.78m 12'3" x 12'2" Energise Leisure Centre DOWN Lounge 13'9" x 11'8" 4.20m x 3.55m Hob Moor Coople Map data @2024 **Energy Efficiency Rating** Bedroom 3 10'6" x 7'3" 3.21m x 2.20m 10'1" x 9'6" 3.07m x 2.90m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 89 73 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx. What every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, wedows, come and any other term are approximate and to responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. as to their operability or efficiency can be given. Made with Metropia e2022. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.