



9 Mattison Way
York, YO24 4PD
Guide Price £375,000

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A FABULOUS EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE ON A CORNER PLOT. Set within this highly sought after residential area, convenient for Acomb, Holgate and the city centre as well as being a short walk to both West Bank park and Hob Moor. Offering bright and spacious living accommodation and having the added benefit of gas central heating and uPVC double glazing throughout it internally comprises entrance hallway, lounge, large kitchen/dining room, utility/WC, separate sitting room (potential for bedroom or study), first floor landing, master bedroom with en-suite, three further bedrooms (two double and one generous single) and a house bathroom. To the outside is a landscaped front garden, good size rear courtyard with driveway providing parking for at least two vehicles and leading to a detached single garage with power and lighting. An internal viewing is highly recommended.

Entrance Porch

uPVC entrance door, wall mounted gas combination boiler, carpeted stairs to first floor. Tiled flooring.

Lounge

uPVC double glazed window to front, under stairs storage cupboard, column radiator, TV point, power points. Laminate flooring.

Kitchen

Fitted wall and base units incorporating counter tops, inset one and a half stainless steel sink and drainer with mixer tap, built in electric oven and hob, space and plumbing for appliances, radiator, power points. Laminate flooring.

Sitting Room/Dining Room

uPVC double glazed window to rear, two velux's, composite door to courtyard, radiator, power points. Tiled flooring.

Hallway

Leading to;

Utility Room/WC

Opaque uPVC double glazed window to rear, base units with plumbing and space for appliances, radiator, power points, low level WC, wash hand basin. Tiled flooring.





Sitting Room/Study

uPVC double glazed window to front, fitted storage cupboard, column radiator, power points. Laminate flooring.

First Floor Landing

Radiator, power points. Carpet and laminate flooring. Doors to;

Master Bedroom

uPVC double glazed window to front, radiator, power points. Laminate flooring. Door to;

En-Suite

Opaque uPVC double glazed window to rear, panelled bath, pedestal wash hand basin, low level WC, tiled walls, extractor fan. Tiled flooring.

Bedroom 2

uPVC double glazed window to rear, radiator, power points. Laminate flooring.

Bedroom 3

uPVC double glazed window to front, radiator, power points. Laminate flooring.

Bedroom 4

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

Bathroom

Opaque uPVC double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, extractor fan. Tiled flooring.

Outside

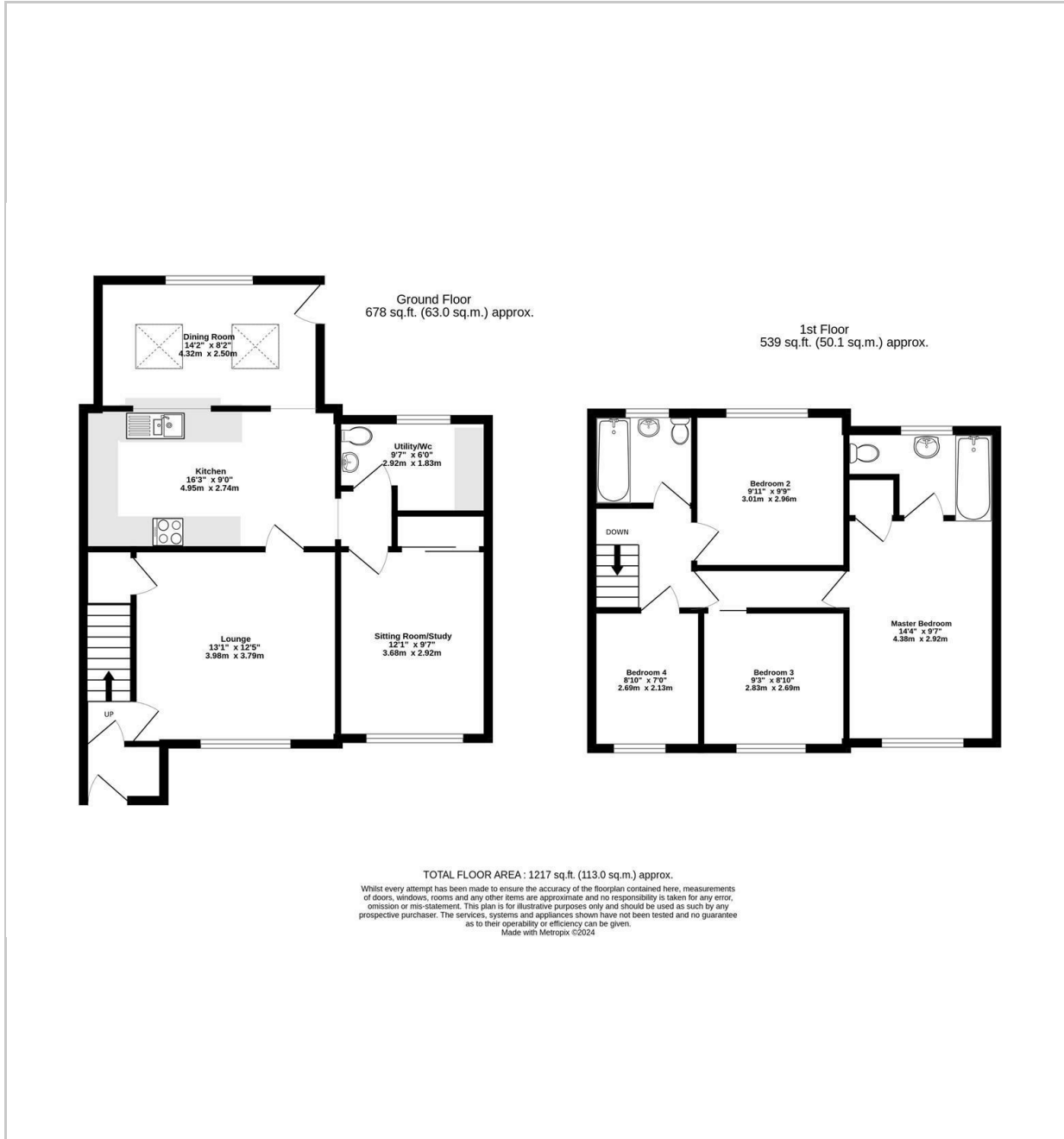
To the front is a lovely landscaped garden with gravelled areas, hedge and fence boundary whilst to the rear is a stone flagged courtyard with sitting areas, side access leading to the front and an outside tap, fence and wall boundary. There is also a driveway providing parking for two vehicles and with the potential for electric car charging.

Garage

Up and over door, power and lighting.



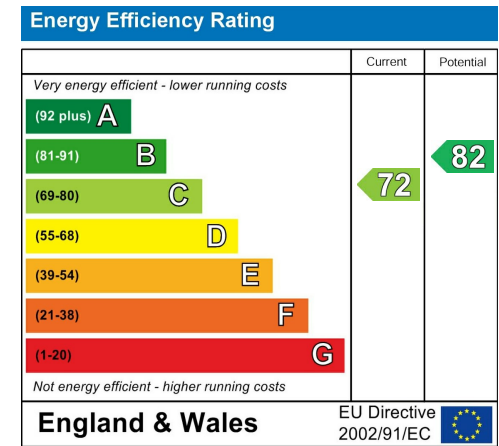
FLOOR PLAN



LOCATION



EPC



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