



FOR SALE
Churchills
01904 646611
churchills@magnum.co.uk

11 Middlethorpe Grove
York, YO24 1JW
Offers Over £625,000

4 2 2 C

A TRULY EXCEPTIONAL FAMILY SIZED HOME! This fabulous four bedroom, extended semi detached home is arranged over three floors and has a separate garden studio and an approx. 130ft rear garden. The property has been upgraded to a superb standard throughout with fantastic features that enhance the character of the property as well as its enchanting rear garden. Situated at the top end of Middlethorpe Grove just off Tadcaster Road it is conveniently located for York city centre and the outer ring road as well as nearby shops and amenities plus being within the catchment area for All Saints and Millthorpe Schools. Internally it comprises entrance hall, 15' lounge with bay window, open plan kitchen/dining room, orangery, side hall/utility, first floor landing, 3 bedrooms (two doubles and one single), shower room, separate WC, second floor landing, master bedroom with fitted wardrobes and en-suite with roll top bath. The fabulous detached garden studio (approx. 200sq ft) comes complete with power, plumbing, insulation and double glazing as well as a contemporary appearance with cedar wood and living roof. To the front of the property is a driveway providing ample off street parking and with the potential for electric car charging whilst to the rear is a stunning garden with mature trees, shrubbery and timber sheds. An accompanied viewing of this beautiful home is highly recommended.



Entrance Hall

Composite entrance door, uPVC double glazed window to side, under stairs cupboard, further storage cupboard, double panelled radiator, power points.

Lounge

uPVC double glazed bay window to front, double panelled radiator, TV point, power points.

Kitchen Area

Freestanding oak units with countertop, double Belfast style sink unit with mixer tap, freestanding dual fuel range oven, space for fridge/freezer, wall mounted gas combination boiler, power points. Oak flooring.

Dining Area

uPVC double glazed window to rear, handmade wooden storage units, double panelled radiator, power points. Oak flooring.

Orangery

Double glazing throughout, double panelled radiator, power points. Oak flooring. French doors onto garden.





Utility/Side Hall

Fitted base units with uPVC door to side, space and plumbing for appliances, power points. Oak flooring.

First Floor Landing

uPVC double glazed window to side, power points. carpeted stairs to second floor. Carpet.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Shower Room

Opaque uPVC double glazed window to front, walk-in shower cubicle, pedestal wash hand basin, towel rail/radiator, extractor fan. Vinyl flooring.

Separate WC

Opaque uPVC double glazed window to side, low level WC. Tiled flooring.

Second Floor Landing

Opaque uPVC double glazed window to side. Carpet.

Master Bedroom

Velux windows to front and rear, fitted wardrobes and eaves storage, double panelled radiator, power points. Carpet.

En-Suite

Opaque uPVC double glazed window to side, freestanding roll top bath, pedestal wash hand basin, low level WC, towel rail/radiator, extractor fan. Tiled flooring.

Outside

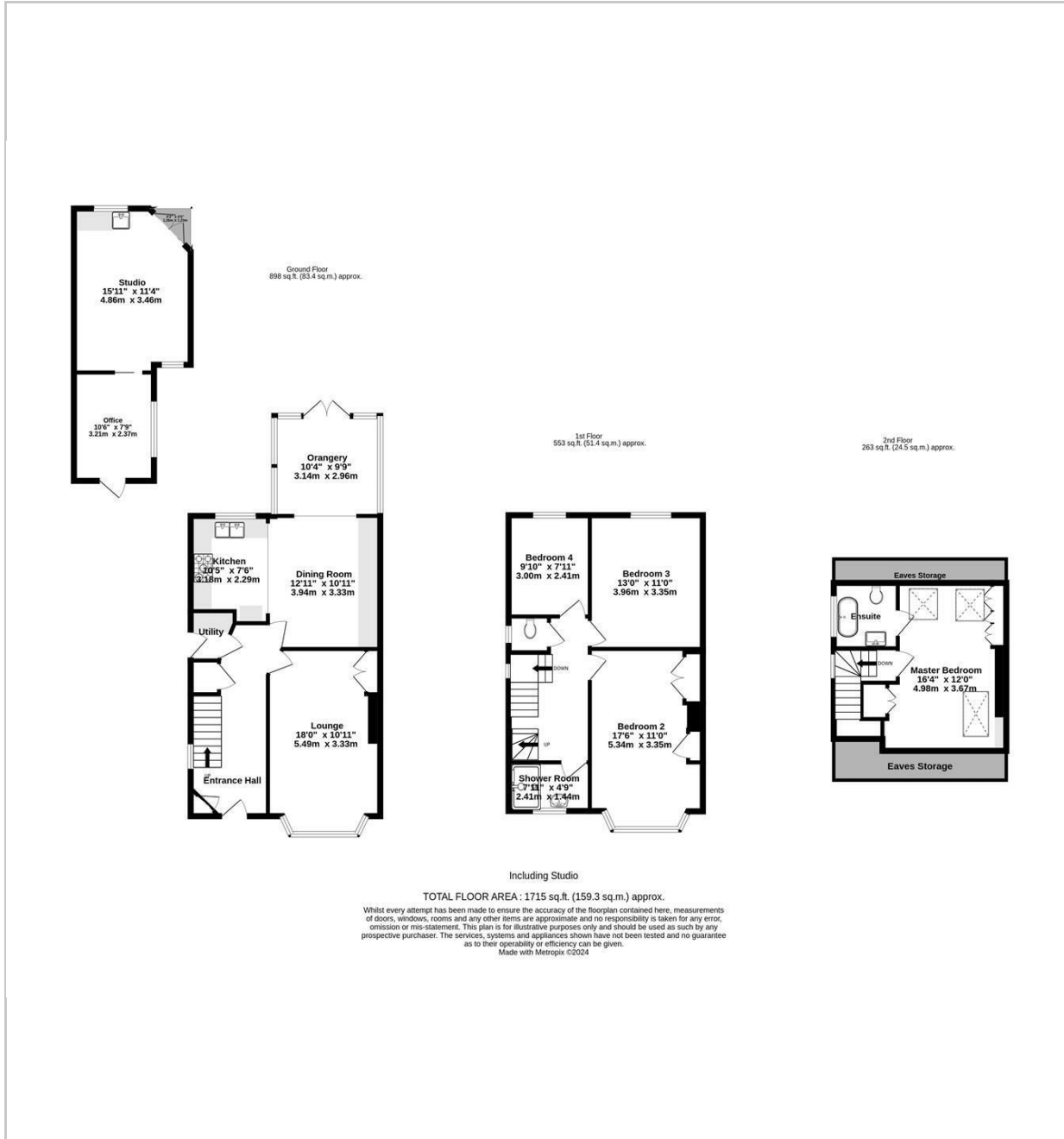
Well tended front garden and driveway providing parking for several vehicles. Approx. 130ft rear lawned garden with mature trees and shrubbery, three timber sheds (one with power), outside power, outside tap and timber fence boundary.

Garden Studio

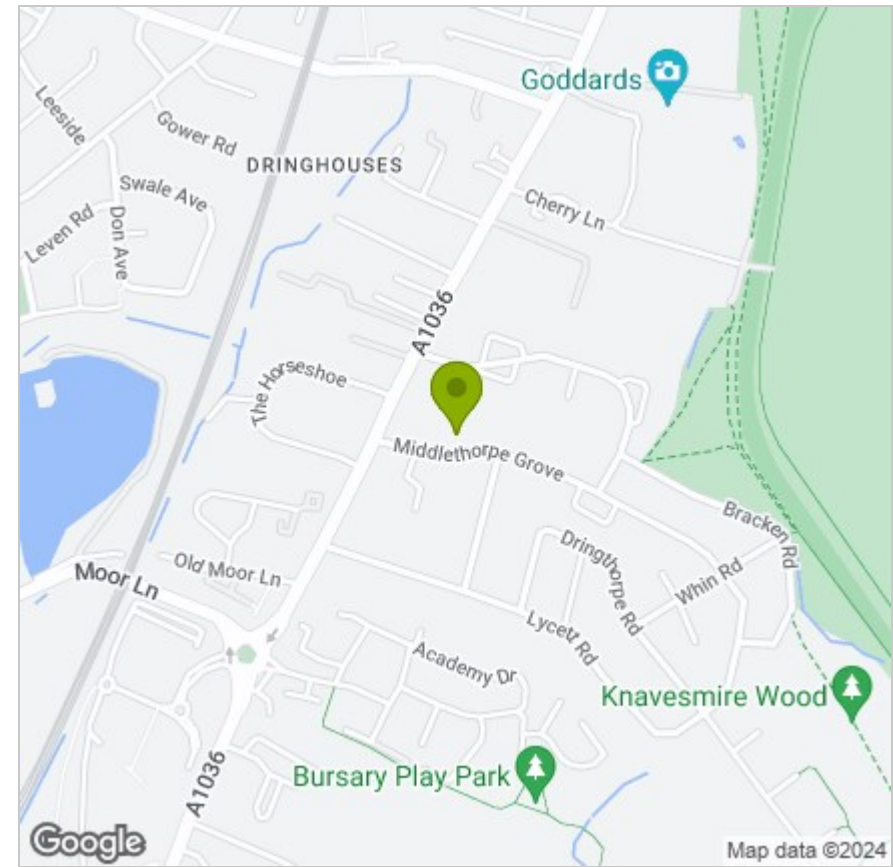
Double glazing throughout, fitted insulation with concrete base, power and plumbing, timber cladding with living roof.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.