



28 Carlton Avenue
York, YO10 3JZ
Guide Price £435,000

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EXTENDED AND UPGRADED FOUR BEDROOM SEMI- DETACHED HOUSE ON QUIET CUL DE SAC - Churchills Estate
Agents are delighted to offer for sale this fabulous family-sized home. Located to the east of York city centre and convenient for the A64 ring road, highly regarded schools, shops and amenities. Updated to a very good standard throughout and with the added benefits of UPVC double glazing and gas central heating, offering a versatile layout as well as bright and spacious rooms. The internal accommodation comprises; Entrance hallway, 17' lounge with bay window, open plan kitchen/dining room, utility room, WC/Cloaks, good sized landing, master bedroom with four piece en-suite, three further bedrooms and house bathroom. To the outside is a gravelled driveway providing off street parking and the potential for electric car charging and attached bike store with electric roller door. To the rear is a low maintenance landscaped garden with patio and timber decked area. An internal viewing is highly recommended.

Entrance Hall

Composite entrance door, double panelled radiator, porcelain tiles, power points, phone socket, stairs to first floor.

Lounge

17 x 11'2 (5.18m x 3.40m)
UPVC bay window to front, two windows to rear, coving, double panelled radiator, power points, TV point, carpet.

Kitchen Area

11' x 10'9 (3.35m x 3.28m)
Fitted wall and base units, island with quartz worktops and Belfast sink, built in eye-level double oven and 5 ring electric hob, integrated dishwasher, recessed spotlights, porcelain tiles, power points, column radiator.

Dining Area

13'2 x 10'9 (4.01m x 3.28m)
UPVC French doors and windows onto garden, porcelain tiles, power points, recessed spotlights, pantry cupboard.





Utility Room

8'2 x 6'1 (2.49m x 1.85m)

Glazed UPVC door to garden, wall and base units, built in fridge freezer, integrated washing machine, double panelled radiator, power points, porcelain tiles.

WC/Cloaks

Low level WC, wash hand basin, tiled flooring, wall mounted gas combination boiler.

First Floor Landing

UPVC window to front, power points, carpet.

Master Bedroom

11'7 x 11'3 (3.53m x 3.43m)

Two UPVC windows to rear, double panelled radiator, power points, carpet.

En-suite

11'7 x 5'5 (3.35m x 1.65m)

UPVC bay window to front, freestanding bath with mixer tap, walk-in shower cubicle, low level WC, pedestal wash hand basin, porcelain tiles, towel radiator, recessed spotlights, extractor fan.

Bedroom 2

11' x 10'5 (3.35m x 3.18m)

UPVC window to rear, double panelled radiator, power points, carpet.

Bedroom 3

10'2 x 8 (3.10m x 2.44m)

UPVC window to rear, fitted wardrobes, double panelled radiator, power points, carpet.

Bedroom 4

9'7 x 7'10 (2.92m x 2.39m)

UPVC window to front, double panelled radiator, power points, carpet.

Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Opaque UPVC window to front, panelled bath with mains shower over, low-level WC, pedestal wash hand basin, towel radiator, tiled floor, recessed spotlights, extractor.

Store

Electric roller door, power points, tap.

Outside

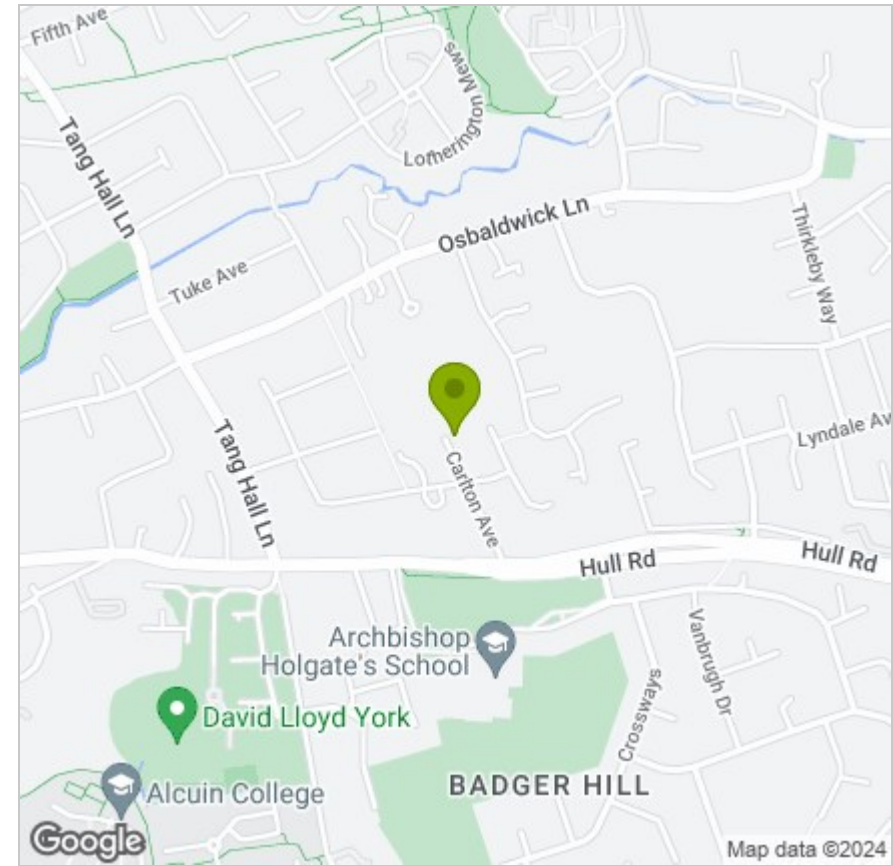
Gravelled driveway with boundary wall, borders to front. Rear landscaped garden with timber decking, paved patio, artificial turf. Timber fence boundary, outside lighting.



FLOOR PLAN



LOCATION



EPC

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