



81 Newland Park Drive
York, YO10 3HR
Guide Price £325,000

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NO ONWARD CHAIN! A traditional style three bedroom semi detached home located on this popular residential street convenient for York city centre, the University and the outer ring road. Although in need of some cosmetic updating the house has the added benefit of double glazing, gas central heating and a 23'7" attached single garage. The living accommodation fully comprises entrance hallway, through lounge/dining room with bay window, 14' kitchen, first floor landing, three bedrooms (two doubles and one single) and a three piece house bathroom. To the outside is a recently laid resin driveway providing off street parking and with the potential for electric car charging and a landscaped rear garden with artificial turf, gravel areas and timber fence boundary. The attached single garage has an electric roller door, power and lighting. An internal viewing is strongly recommended.



Entrance Hall

Entrance door, double panelled radiator, carpeted stairs to first floor.

Lounge

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



Dining Room

uPVC double glazed window to rear, gas fire with surround, TV point, power points. Carpet.

Kitchen

uPVC double glazed windows to rear and side, door to side, wall and base units, sink and draining board, space and plumbing for appliances, power points.



First Floor Landing

uPVC double glazed window to side, power points. Carpet. Doors to;





Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Opaque uPVC double glazed window to rear, panelled bath, pedestal wash hand basin, low level WC, double panelled radiator, cupboard housing wall mounted gas combination boiler.

Outside

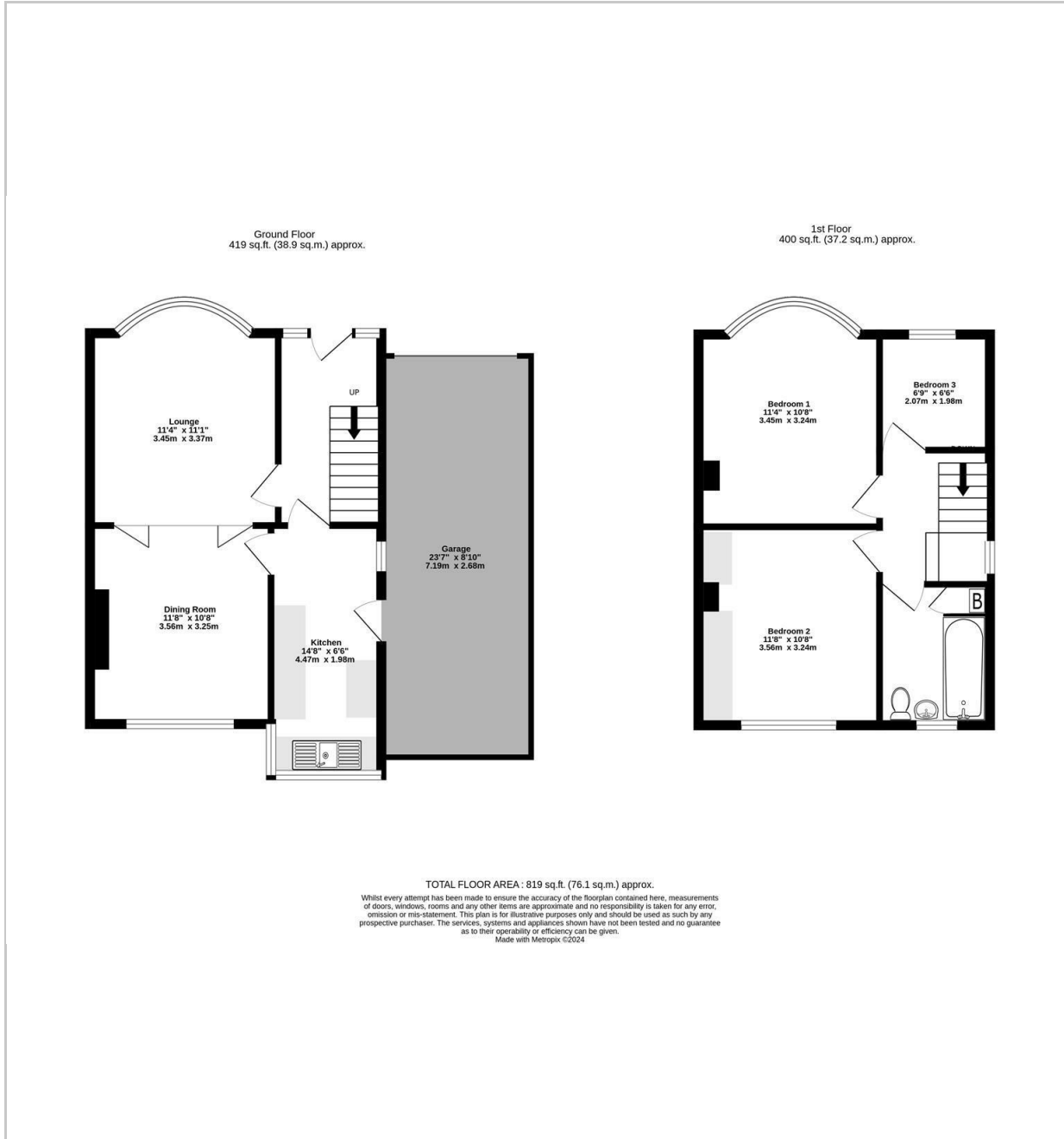
Front resin driveway with brick boundary wall. Rear landscaped garden with artificial turf, gravelled and resin areas, timber fence boundary.

Attached Garage

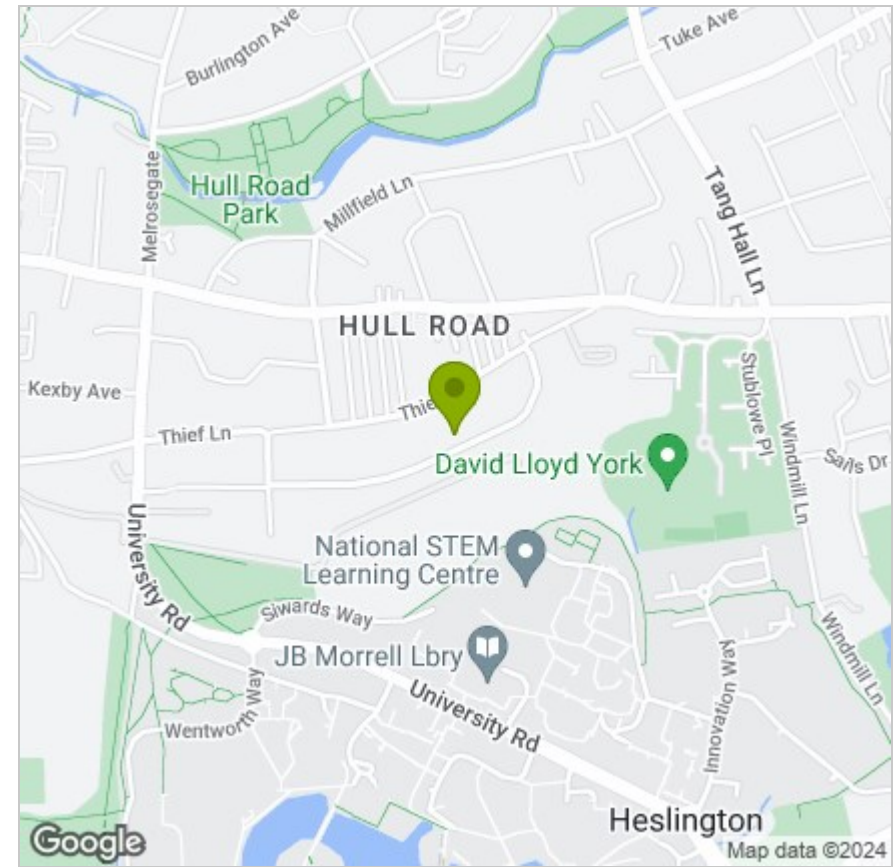
Electric roller door, resin floor, power and lighting, window and door to garden.



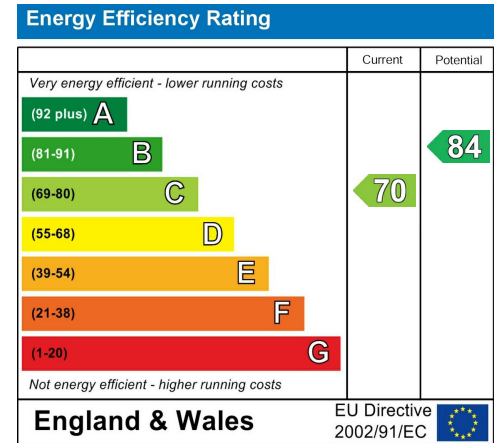
FLOOR PLAN



LOCATION



EPC



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