



75 Meadowfields Drive
York, YO31 9HW
£450,000

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A STUNNING EXTENDED 4 BEDROOM TRADITIONAL STYLE SEMI DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS, SCHOOLS AND AMENITIES. The property has been upgraded to a high standard to provide bright and spacious living accommodation with under floor heating throughout the ground floor, comprising entrance hall, cloaks/w.c., lounge with bay window, breakfast kitchen with high quality fitted units, opening into a sitting/dining room with bifold doors to garden, utility room, first floor landing, 2 double bedrooms, study/bedroom 4, second floor landing, superb large master bedroom with fitted wardrobes and en suite bathroom/w.c including shower cubicle. Front garden with off street car parking. Private lawned rear garden. An internal viewing of this high quality family home is strongly recommended.

Entrance Hall

WC/Cloaks

Lounge

Kitchen

Sitting/Dining Room

Utility Room

First Floor Landing

Bedroom 2

Bedroom 2

Bedroom 4/Study

Bathroom

Second Floor Landing

Master Bedroom

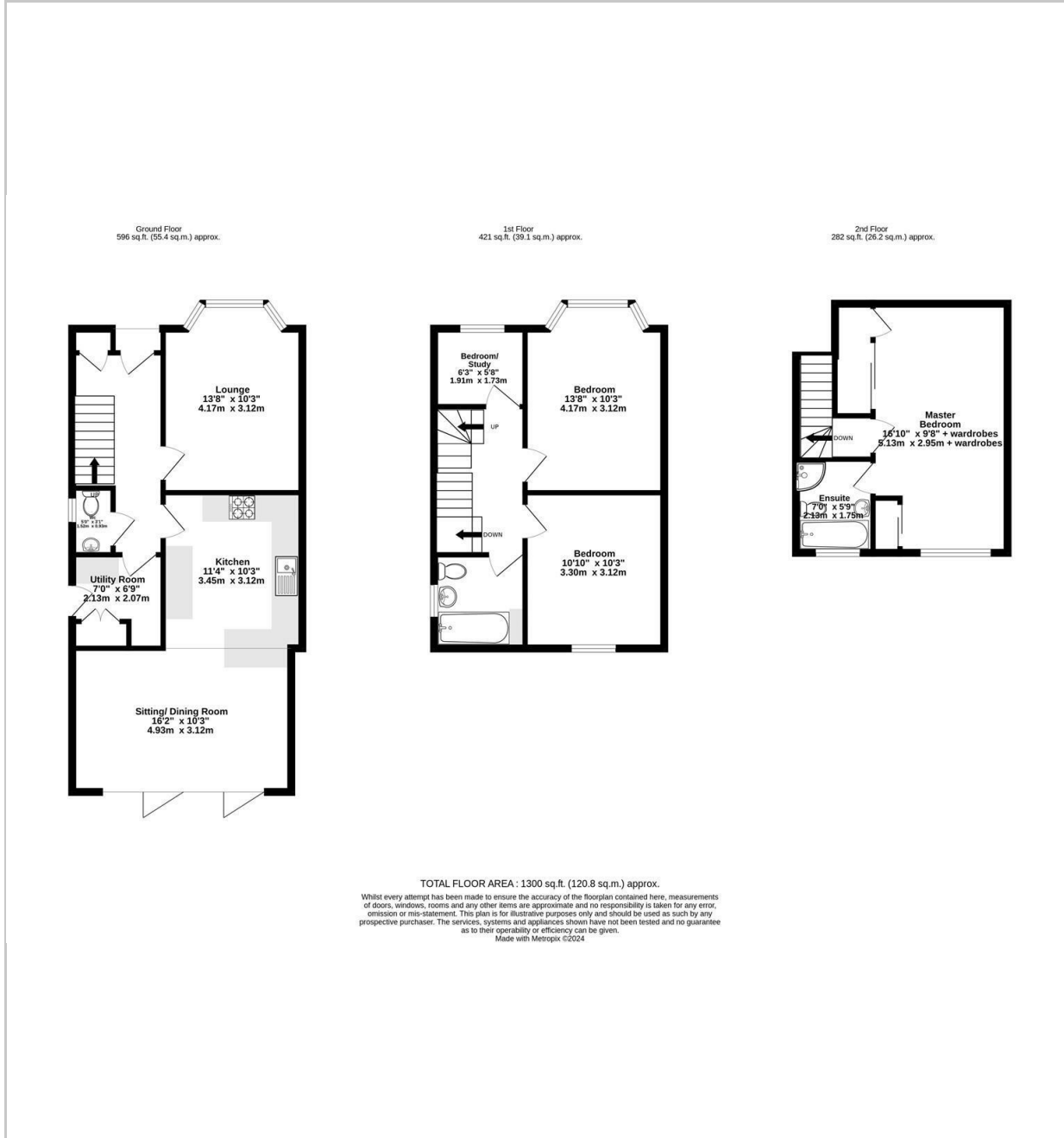
En-Suite

Private Garden

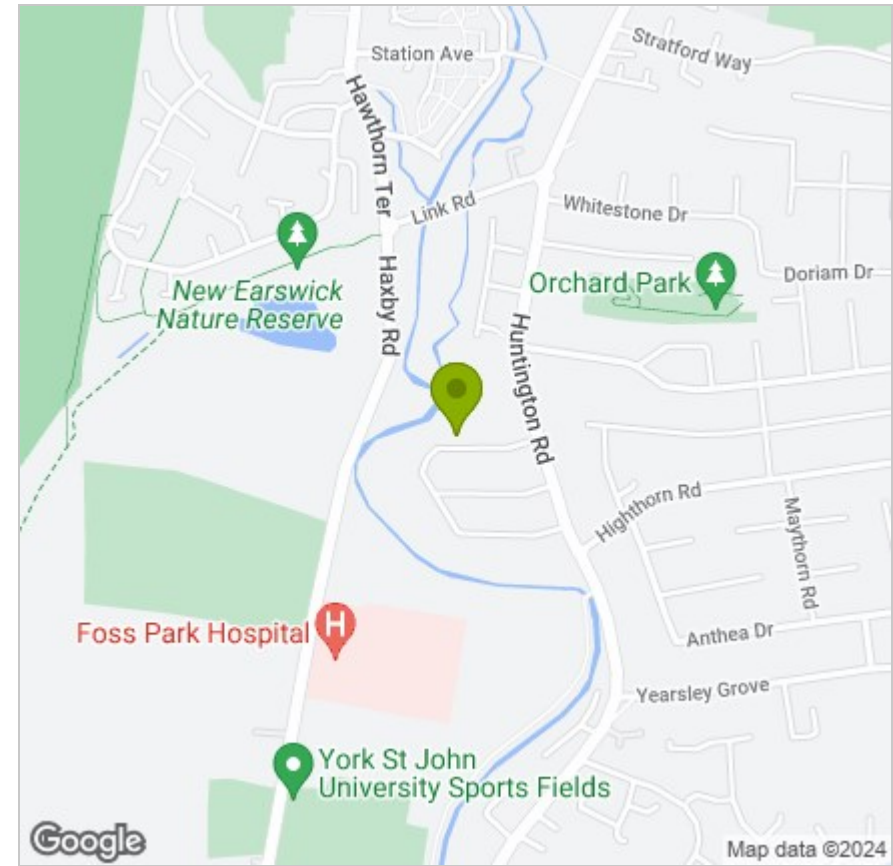




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	74	
(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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