

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** Stratford Way Station Ave Hawthorn Ter Whitestone Dr Haxby Rd Ground Floor 596 sq.ft. (55.4 sq.m.) approx. 1st Floor 421 sq.ft. (39.1 sq.m.) approx. 2nd Floor 282 sq.ft. (26.2 sq.m.) approx. Doriam Dr. New Earswick Nature Reserve Huntington Rd Bedroom/ Study 6'3" x 5'8" 1.91m x 1.73m Bedroom 13'8" x 10'3" 4.17m x 3.12m Master Bedroom 15'10" x 9'8" + wardrobes 3.13m x 2.95m + wardrobes 00 Rd Foss Park Hospital Anthea Dr Kitchen 11'4" x 10'3" 3.45m x 3.12m Yearsley Grove York St John University Sports Fields **Coopile** Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, record and any other tierns are approximate and no responsibility is taken for any error, considering the control of the c 74 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs

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

EU Directive

2002/91/EC

**England & Wales**