

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 Hawthorn Ter-Link Rd 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. Orchard Park 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 Highthorn Rd Master Bedroom 15'10" x 9'8" + wardrobes 8.13m x 2.95m + wardrobe 00 Foss Park Hospital Anthea Dr Kitchen 11'4" x 10'3" 3.45m x 3.12m Yearsley Grove York St John University Sports Fields Coords Map data @2024 **Energy Efficiency Rating** Current 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, measurements of docs, windows, scores and airy other terms are approximate and no responsibility is taken for any error, more than the properties of the contained of the 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