



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**

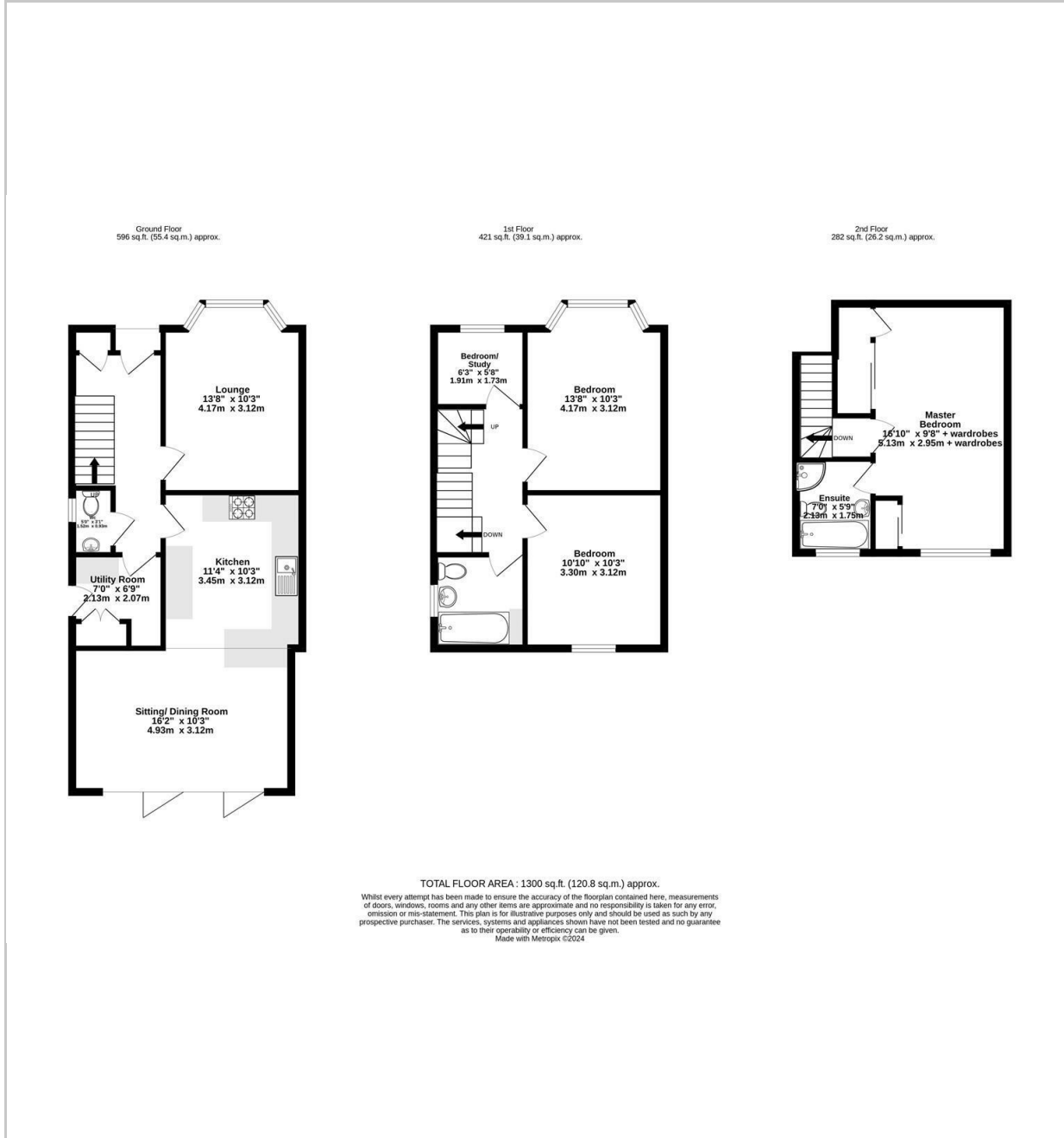
**Private Garden**



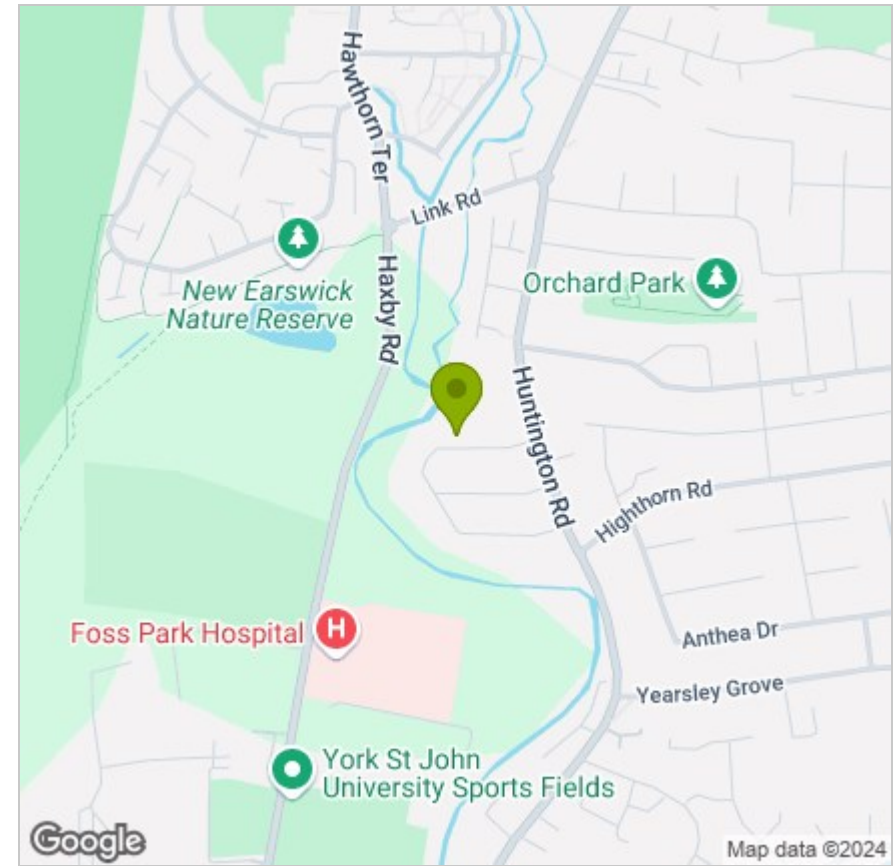




# FLOOR PLAN



# 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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