



43 Newland Park Drive
York, YO10 3HR
£325,000

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NO FORWARD CHAIN! An extended three bedroom, semi detached home located within this popular area, just off Hull Road on this quiet residential street served by local shops, schools and amenities. Although in need of some cosmetic upgrading it does benefit from gas central heating and uPVC double glazing. The bright and spacious living accommodation comprises entrance porch, entrance hall, lounge/dining room, 17' kitchen, first floor landing, three bedrooms (two doubles and one single) and a three piece house bathroom suite. To the outside is a front driveway providing off street parking and with the potential for electric car charging, attached 27' garage, rear enclosed garden with raised patio area and long lawn. An internal viewing of the potential on offer is highly recommended.

Entrance Porch

uPVC glazed entrance door. Tiled flooring.

Entrance Hall

Window to side, single panelled radiator, power points, staircase to first floor. Carpet.

Lounge Area

uPVC bay window to front, gas fire with surround, TV point, power points. Carpet.

Dining Room

uPVC window to rear, single panelled radiator, power points. Carpet.

Kitchen

uPVC window to rear, further window and door to garage, fitted wall and base units with counter tops, inset stainless steel sink and drainer with mixer tap, eye level double oven, electric hob, space and plumbing for appliances, double panelled radiator, power points. Vinyl tiled flooring.

First Floor Landing

uPVC window to side, power points, access to loft. Carpet. Doors to;





Bedroom 1

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

Bedroom 2

uPVC window to rear, single panelled radiator, power points. Carpet.

Bedroom 3

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

Bathroom

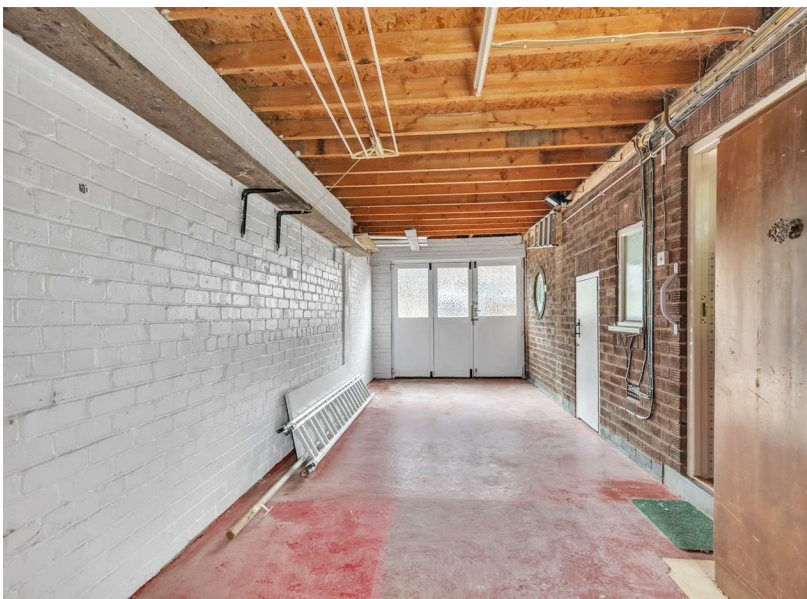
Opaque uPVC window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, double panelled radiator, cupboard housing gas combination boiler, extractor fan, tiled walls. Carpet.

Outside

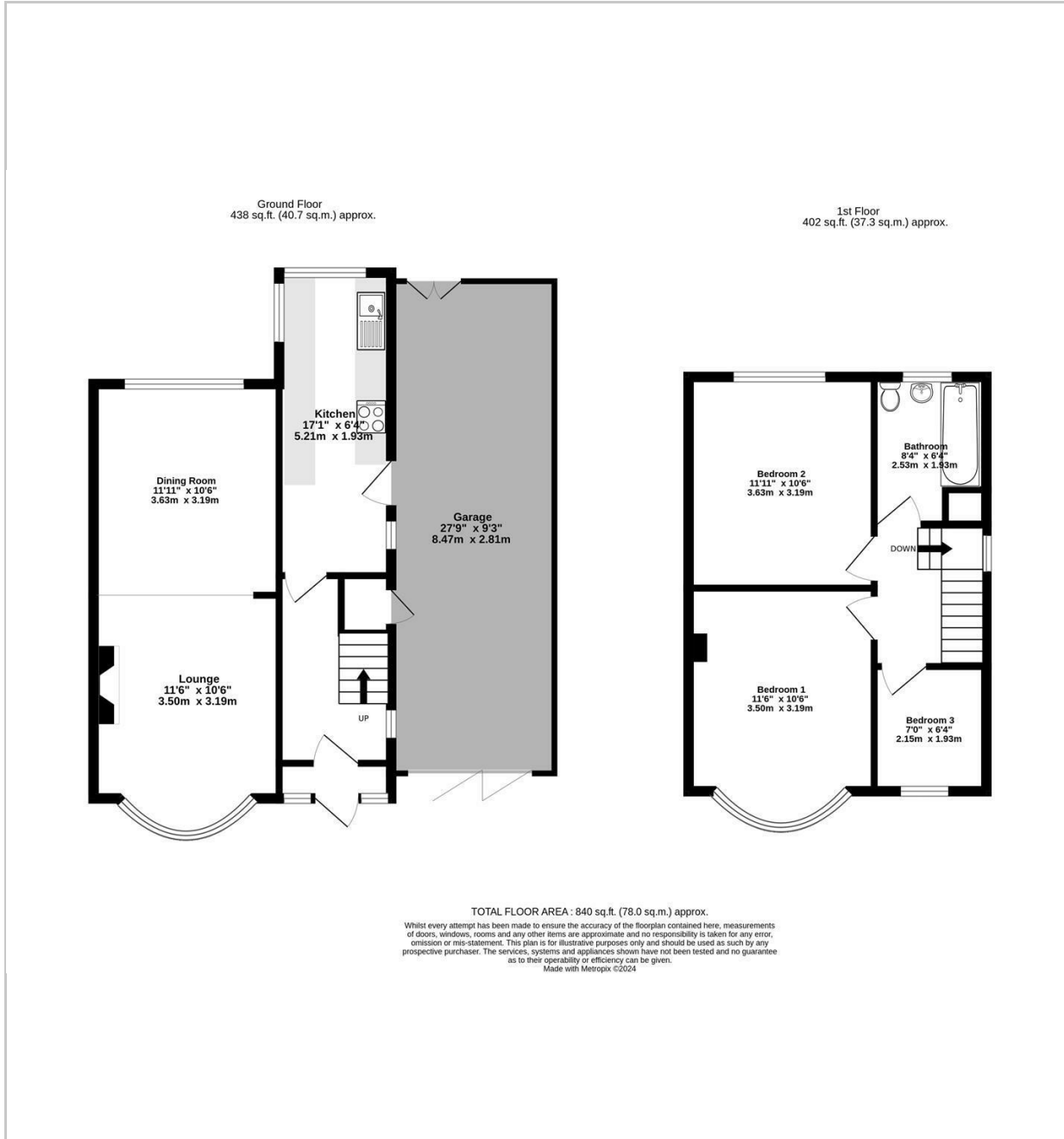
Front driveway with brick boundary wall. Rear raised patio, lawned area, timber fence boundary, mature trees and shrubbery.

Garage

Timber doors to front, doors onto rear courtyard and kitchen, under stairs cupboard, power points and lighting.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | 69 | |
| (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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