

A FABULOUS 3 BEDROOM END TOWN HOUSE SET IN THIS POPULAR LOCATION CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO THE CITY CENTRE. The property has been newly renovated to a high standard and provides bright and spacious living accommodation benefitting from electric heating and uPVC double glazing. It fully comprises entrance hall, lounge, dining kitchen with contemporary fitted units and built-in oven and hob, landing, 3 bedrooms and newly fitted bathroom suite. To the outside is a front garden with driveway plus gardens to side and rear. An internal viewing is recommended.

Entrance Hall

Living Room 14'1 x 13'7 (4.29m x 4.14m)

Kitchen 17'0 x 7'9 (5.18m x 2.36m)

First Floor Landing

Bedroom 1 11'0 x 10'8 (3.35m x 3.25m)

Bedroom 2 10'7 x 8'4 (3.23m x 2.54m)

Bedroom 3 8'3 x 7'7 (2.51m x 2.31m)

Bathroom 8'0 x 6'0 (2.44m x 1.83m)

Garden

















FLOOR PLAN LOCATION Anthea Dr Foss Park Hospital Anthea Dr Yearsley Grove O York St John University Sports Fields Ground Floor 393 sq.ft. (36.5 sq.m.) approx. 1st Floor 398 sq.ft. (37.0 sq.m.) approx. Priory Medical Group - Victoria Way Surgery Bedroom 8'3" x 7'7" 2.51m x 2.31m Kitchen/Diner 17'0" x 7'9" 5.18m x 2.36m Living Room 14'1" x 13'7" 4.29m x 4.14m 8'0 x 6'0" 2.45m x 1.83m Coords Map data @2024 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 81 TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx. tempt has been made to ensure the excurred of the floorigation contained here, measurement lower, come and any other terms are approximate and no responsibility is taken for any error, chaself. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metroproc 60224. (69-80) (55-68) 48 (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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