



22 Headley Close
York, YO30 5GH
Offers Over £340,000

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A SPACIOUS 3 BEDROOM DETACHED HOUSE SET IN A CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL SCHOOLS AND AMENITIES AND EASY ACCESS INTO THE CITY CENTRE. The property provides tastefully presented living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, under stairs cupboard, lounge/dining room, conservatory, good sized fitted kitchen, utility room, landing, 3 bedrooms, one with en-suite and family bathroom/WC. To the outside is a front garden with driveway to an integral brick garage and a low maintenance rear garden.

Entrance Hall

Lounge/Dining Room

23'0 x 11'2 (7.01m x 3.40m)

Kitchen

11'10 x 9'10 (3.61m x 3.00m)

Conservatory

13'0 x 7'4 (3.96m x 2.24m)

First Floor

Bedroom 1

14'11 x 8'7 (4.55m x 2.62m)

En-Suite

8'0 x 5'3 (2.44m x 1.60m)

Bedroom 2

9'11 x 8'2 (3.02m x 2.49m)

Bedroom 3

9'11 x 8'11 (3.02m x 2.72m)

Bathroom

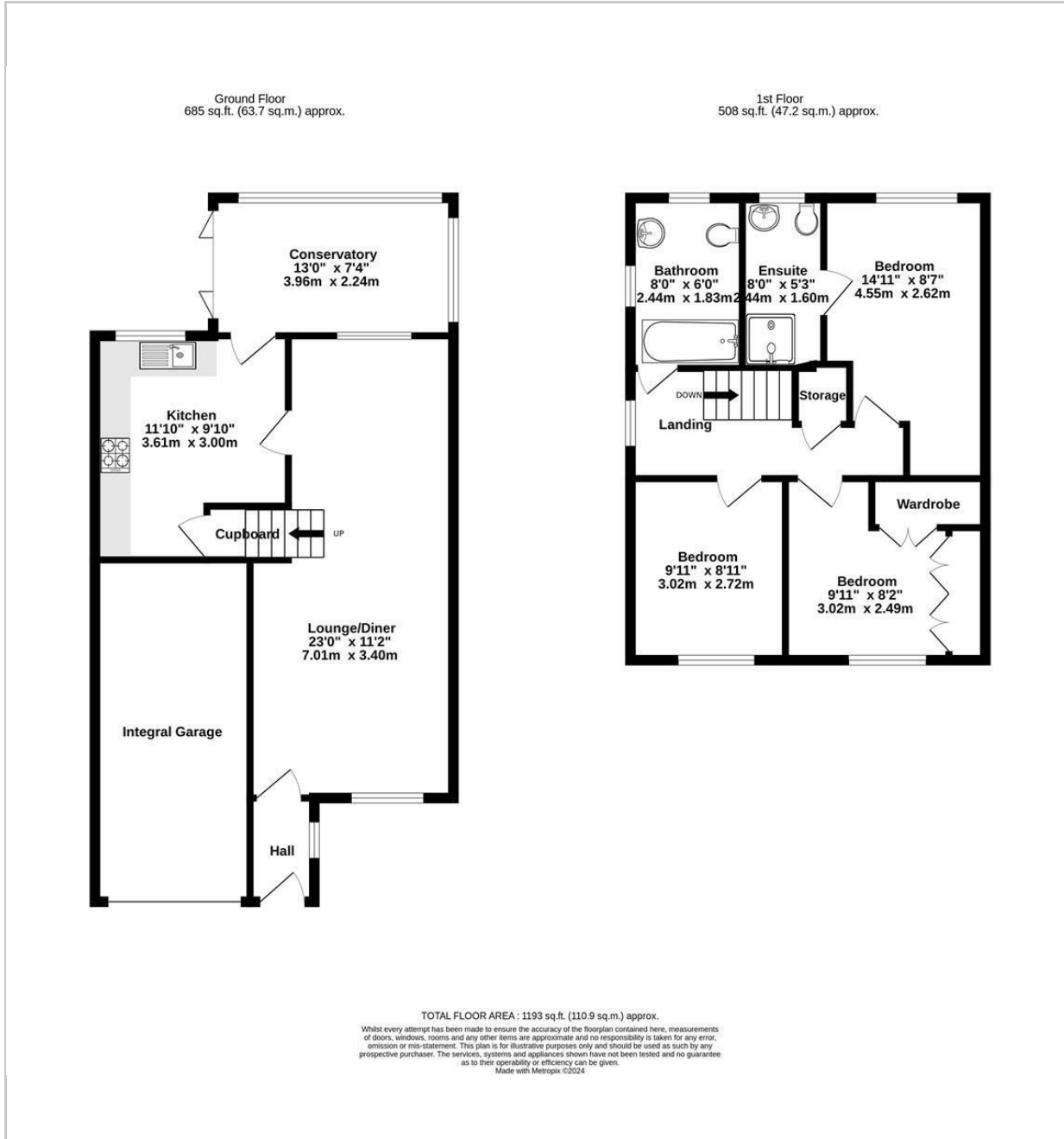
8'0 x 6'0 (2.44m x 1.83m)

Garden To Rear

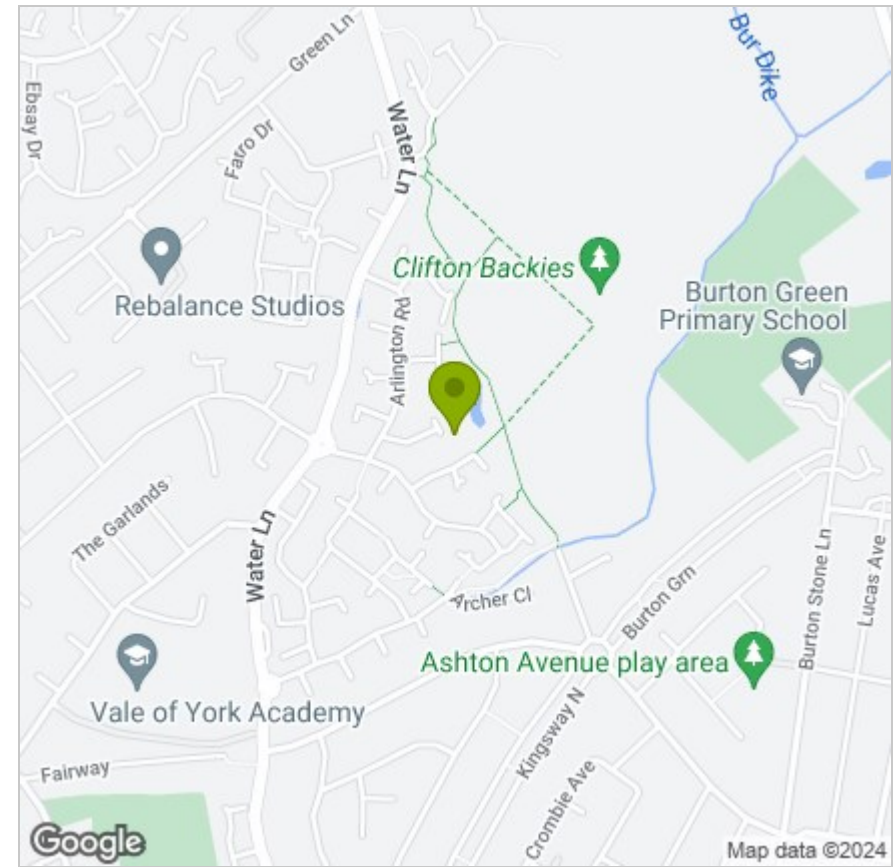




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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