



4 William Court Blue Bridge Lane
York, YO10 4NL
Guide Price £550,000

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A FABULOUS THREE STOREY 3 BEDROOM TOWN HOUSE WITH GARAGE, PARKING, COURTYARD GARDEN FORMING PART OF THIS EXECUTIVE RIVERSIDE DEVELOPMENT. Located within this quiet location just off Blue Bridge Lane benefitting from riverside walks, plenty of local shops, cafes and amenities as well as a very short stroll to York's historic city centre. The property has been maintained to a high standard throughout providing bright and spacious living accommodation comprising entrance hall, cloaks/WC, dining kitchen with quality fitted units and French doors to the lovely south facing courtyard, first floor landing, spacious lounge with oak flooring, bedroom 3, family bathroom and a second floor with 2 further bedrooms including a master bedroom with en-suite. To the outside is a front driveway providing off street parking for several vehicles and electric car charging plus an integral garage with laundry/utility space and a south facing rear courtyard garden with an electric canopy. AN INTERNAL VIEWING OF THIS SUPERB CENTRAL HOME IS STRONGLY RECOMMENDED.

Entrance Hall

Integral Garage

18'0 x 8'2 (5.49m x 2.49m)
Including Laundry/Utility

Cloaks/WC

Dining Kitchen

14'4 x 14'0 (4.37m x 4.27m)

First Floor Landing

Lounge

14'4 x 12'2 (4.37m x 3.71m)

Bathroom

Bedroom 3

11'4 x 8'2 (3.45m x 2.49m)

Second Floor Landing





Master Bedroom
14'4 x 12'2 (4.37m x 3.71m)

En-Suite

Bedroom 2
12'3 x 11'2 (3.73m x 3.40m)

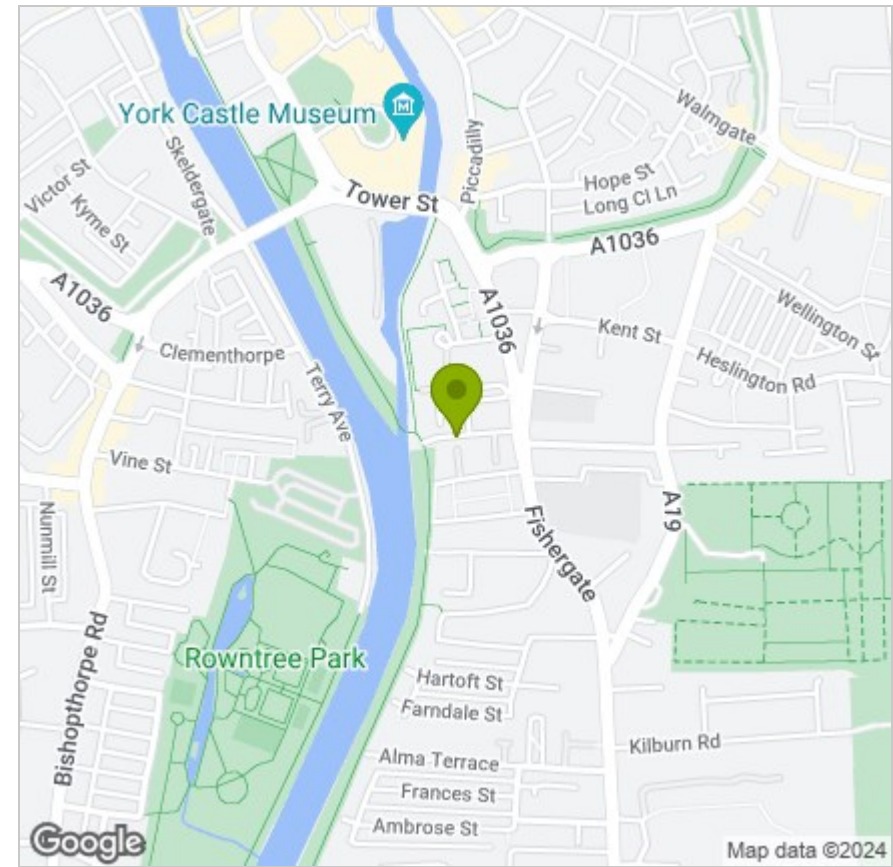
Rear Courtyard Garden



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 86 |
| (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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