



12 Seebohm Mews
York, YO31 0SJ
Offers In The Region Of £340,000

 3  1  1  B

FABULOUS 3 BEDROOM SEMI DETACHED HOME SET WITHIN THIS ECO-FRIENDLY DEVELOPMENT.
Churchills Estate Agents are delighted to offer for sale this excellent and beautifully presented 3 bedroom semi detached home, forming part of this popular residential area and award winning, highly sought after Derwenthorpe development. Located to the east of the city, the property is conveniently situated for York city centre, the outer ring road and nearby countryside. Internally this energy efficient home is sure to appeal to anyone wanting a well presented property that offers bright and airy living accommodation. It briefly comprises entrance hallway, lounge/dining room, fully fitted kitchen with integrated appliances, downstairs WC/utility room, first floor landing, 3 first floor bedrooms and a family bathroom. To the outside is a designated parking space as well as visitor areas and a rear garden with patio and lawn areas. An internal viewing of this property is highly recommended.



Entrance Hall

Lounge/Diner

Kitchen

Cloaks/WC

First Floor Landing

Bedroom 1

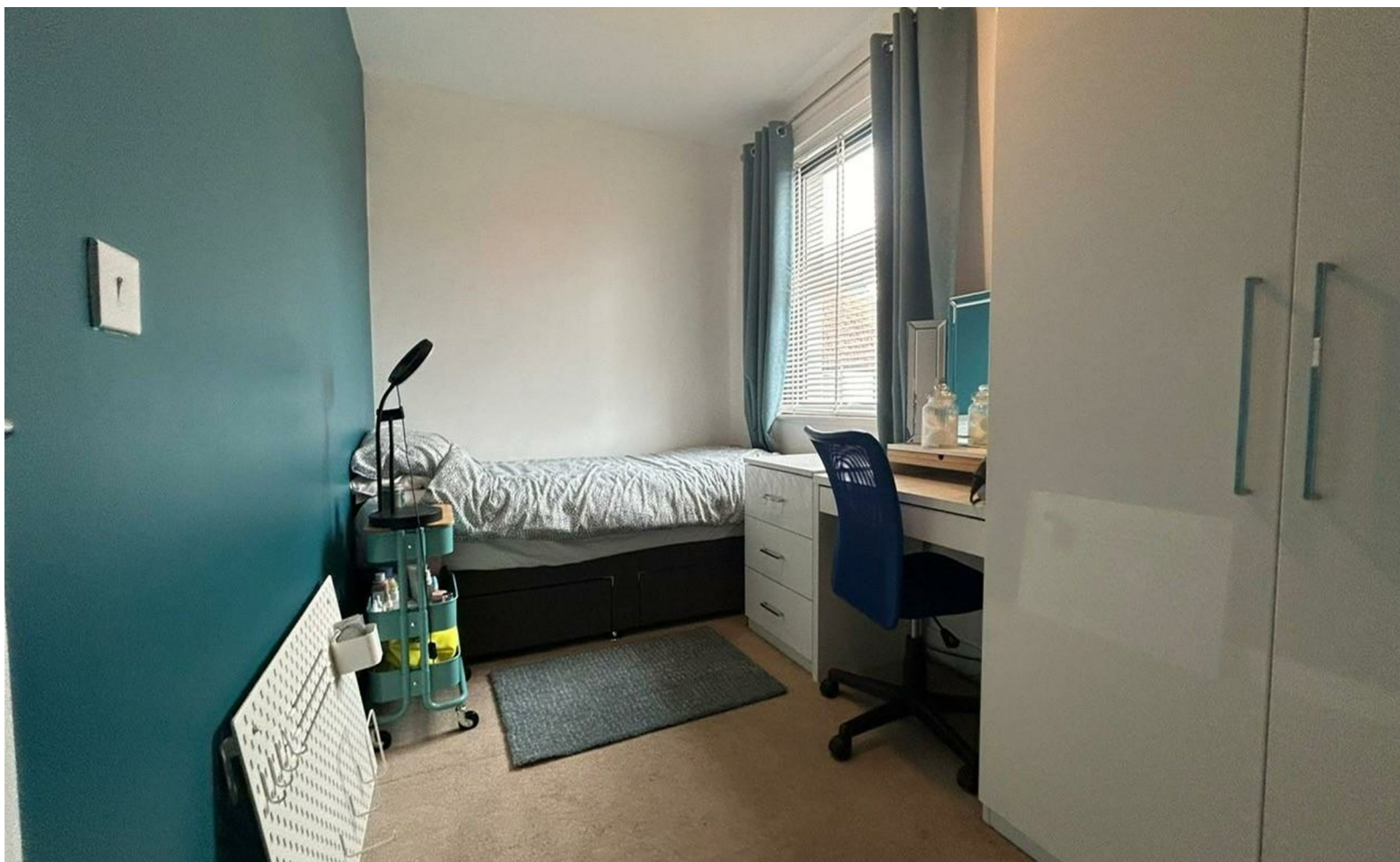
Bedroom 2

Bedroom 3

Bathroom

Rear Garden

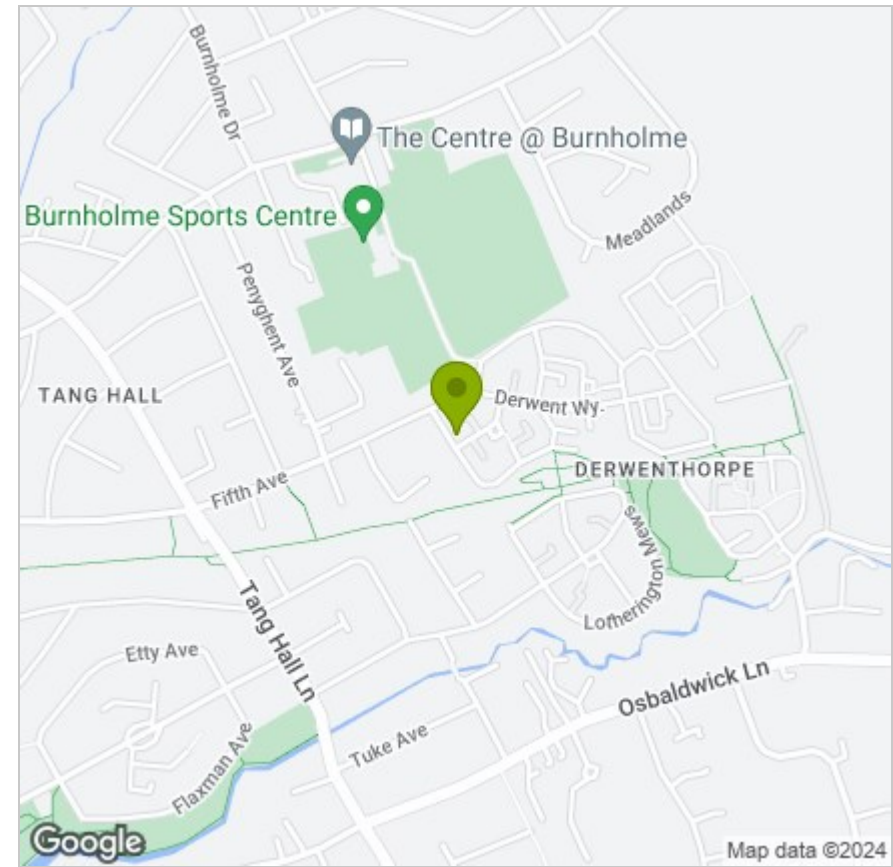




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.