

York, YO10 4LU £1,600 PCM









#### Available NOW!

This spacious 4 bedroomed detached house is situated in this highly sought after location, convenient for local amenities and close to excellent local schools, city centre and easy access to the A64. Available for couples and families only, not licensed for sharers.

The property has the benefit of gas central heating and UPVC double glazing and comprises a bright spacious lounge area with French doors to a conservatory, leading onto the kitchen with fitted units and integrated appliances (Hob, oven, dishwasher and fridge/freezer). Upstairs you are greeted with a large master bedroom, with en-suite shower room and 3 further double bedrooms and family bathroom. The fourth bedroom is being re-decorated prior to anyone moving in

To the side of the property there is a detached double garage.

To the rear of the property is a low maintenance garden.

Sorry NO PETS.

EPC rating C, council tax band E.

## Longe

24'9" x 14'3" (7.55 x 4.35)

#### Kitchen

18'3" x 9'6" (5.58 x 2.92)

# Conservatory

9'9" x 8'0" (2.98 x 2.44)

#### **Downstairs WC**

6'1" x 4'6" (1.86 x 1.39)

### **Bedroom One**

14'7" x 14'2" (4.46 x 4.34)

## **Bedroom Two**

11'7" x 9'8" (3.55 x 2.96)















**Bedroom Three** 13'3" x 8'4" (4.05 x 2.55)

**Bedroom Four** 9'7" x 8'6" (2.93 x 2.61)





## **LOCATION FLOOR PLAN** St Oswald's Church Heslington Ln Heslington Ln Fulford Fulford School Ground Floor 883 sq.ft. (82.0 sq.m.) approx. 1st Floor 803 sq.ft. (74.6 sq.m.) approx. Fulford Inas Thornton Rd Bedroom 14'7" x 14'3" 4.44m x 4.35m Fulford Parish Council Playing Field Living Room 27'3" x 14'3" 8.30m x 4.35m Google Map data @2024 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1686 sq.ft. (156.6 sq.m.) approx. Whits every latengt has been make a sensue the accuracy of the Booglan certained stee, measurement of docs, wildows, commanding you fair make the approximation and uncompared to the state of the approximation or mis-statement. This plan is for illustrative purposes only and should be used as such by any cospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. 81 72 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 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 firms employment has the authority to make or give any representation or warranty in respect of the property.