



5 Lerecroft Road  
York, YO24 2TF  
Guide Price £279,950

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NO ONWARD CHAIN. A well proportioned three bedroom semi detached house located within this popular residential area of Dringhouses and benefitting from shops, school and amenities plus uPVC double glazing and gas central heating. Situated on a good size plot and with the opportunity to personal the internal décor, the property comprises entrance hallway, lounge, 18' kitchen/dining room, cloaks/WC, utility room, first floor landing, three bedrooms (two doubles and one single) and a three piece shower room. To the outside is a gated front driveway providing off street parking and the potential for electric car charging whilst to the rear is an enclosed landscaped garden with patio, lawn, timber shed and green house. There is also an integral garage (17'0 x 11'2) has potential for a variety of uses. An accompanied viewing is highly recommended.

### Entrance Hallway

Entrance door, single panelled radiator, power points, stairs to first floor. Carpet.



### Lounge

Window to front, single panelled radiator, gas fire with surround, power points. Carpet.



### Kitchen Area

Window to front, fitted wall and base units with counter tops, inset stainless steel sink and drainer, eye level double oven, gas hob, space and plumbing for appliances power points. Laminate flooring.

### Dining Area

French doors to patio, single panelled radiator, power points. Laminate flooring.



### Cloaks/WC

Wall mounted gas boiler, low level WC. Vinyl flooring.

### Utility

Window to rear, door onto patio, fitted base units, space and plumbing for appliances, power points. Vinyl flooring.





### **First Floor Landing**

Window to side, access to loft space, power points. Carpet.

### **Bedroom 1**

Window to front, fitted wardrobes, single panelled radiator, power points. Carpet.

### **Bedroom 2**

Window to rear, fitted wardrobes, single panelled radiator, power points. Carpet.

### **Bedroom 3**

Window to front, fitted cupboard, single panelled radiator, power points. Laminate flooring.

### **Shower Room**

Opaque window to rear, walk-in shower cubicle, wash hand basin with storage, low level WC, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.

### **Integral Garage**

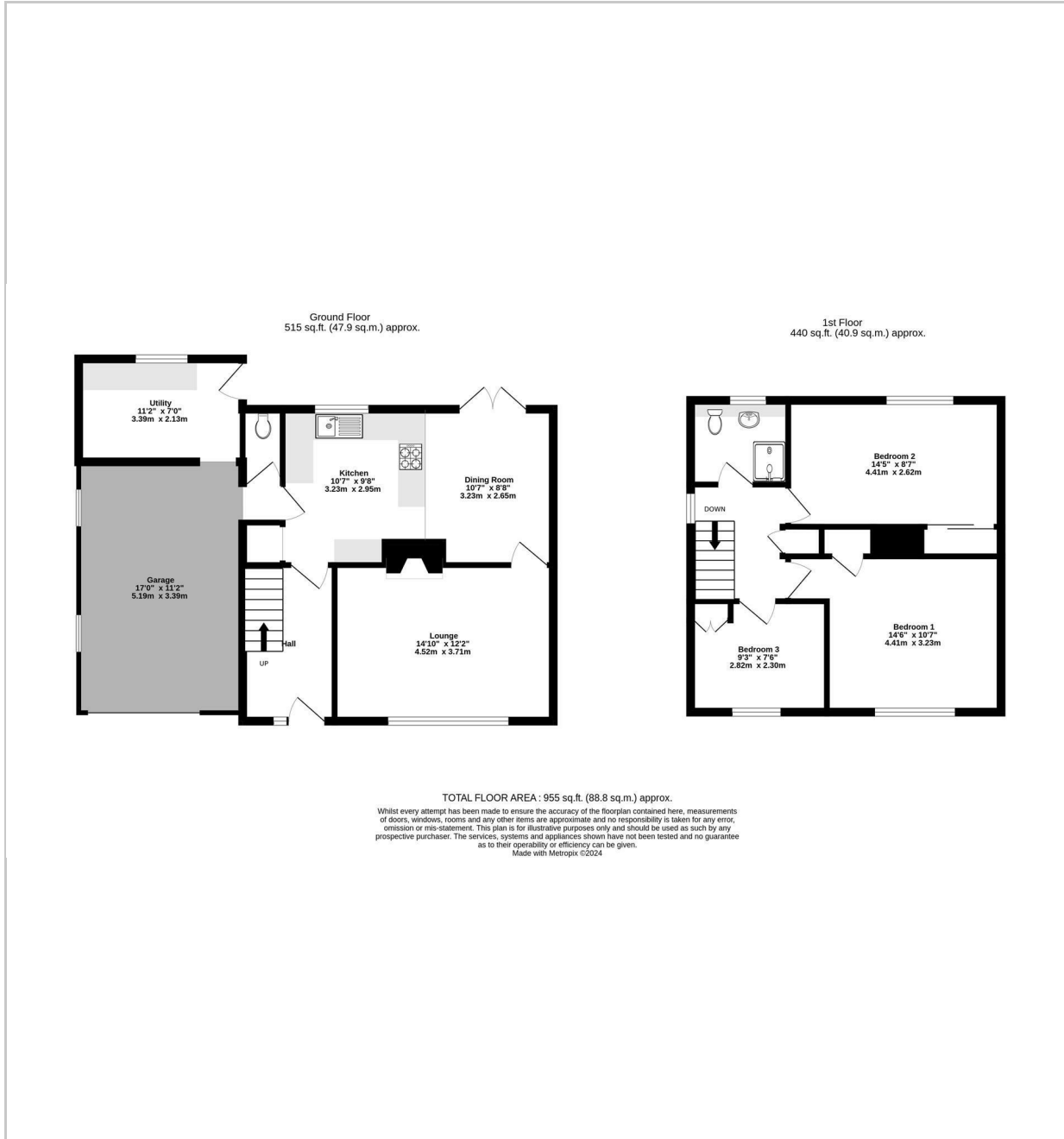
Windows to side, electric up and over door, power and lighting.

### **Outside**

Gated front driveway with brick boundary wall. Rear landscaped garden with patio and lawn areas, timber shed, greenhouse and fence boundary.



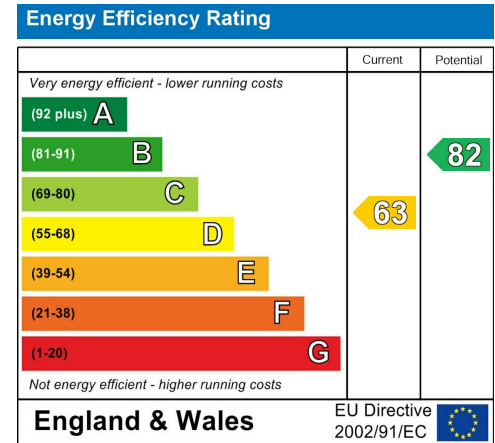
# FLOOR PLAN



# LOCATION



## EPC



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