



12 White House Rise
York, YO24 1EE
Guide Price £430,000

IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE - READY TO MOVE INTO - HIGHLY SOUGHT AFTER LOCATION. Churchills are delighted to offer for sale this superb property located within this popular residential area, just off Tadcaster Road and close to York's Knavesmire Racecourse, Hob Moor nature reserve and just a short distance from York city centre and the railway station. Benefitting from uPVC double glazing and gas central heating this well cared for property offers bright and airy living accommodation and comprises traditional entrance hallway, lounge with bay window, 13' dining room, kitchen, breakfast room with French doors to garden, first floor landing, three bedrooms (two doubles, one single), house bathroom and a separate WC. To the outside is a front driveway providing ample off street parking and the potential for electric car charging, landscaped area, rear lawned garden with timber fence boundary, trees and shrubbery. There is also an integral garage (14'6 x 7'2) with electric door, power and lighting. An internal viewing is highly recommended. Viewings strictly by appointment.



Entrance Hall

Original entrance door with windows, panelling, double panelled radiator, power points, stairs to first floor.

Lounge

Bay window to front, gas fire with surround and living flame, double panelled radiator, TV point, power points. Carpet.

Dining Room

window to rear, picture rail, period style fireplace, double panelled radiator, power points. Carpet.

Kitchen

Window to rear, fitted wall and base units with counter tops, inset sink and drainer with mixer tap, space and plumbing for appliances, double panelled radiator, power points, pantry cupboard.





Breakfast Room

French doors to garden, velux, double panelled radiator, power points. Solid wood flooring

First Floor Landing

Window to side, access hatch with loft ladder and light fitting to part insulated loft. Carpet. Doors to:

Bedroom 1

Bay window to front, double panelled radiator, power points. Carpet.

Bedroom 2

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

Bedroom 3

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

Bathroom

Opaque window to rear, panelled bath with mains shower over, wash hand basin, towel rail/radiator, wall mounted gas combination boiler, tiled walls. Tiled flooring.

Separate WC

Opaque window to side, low level WC, tiled walls. Tiled flooring.

Outside

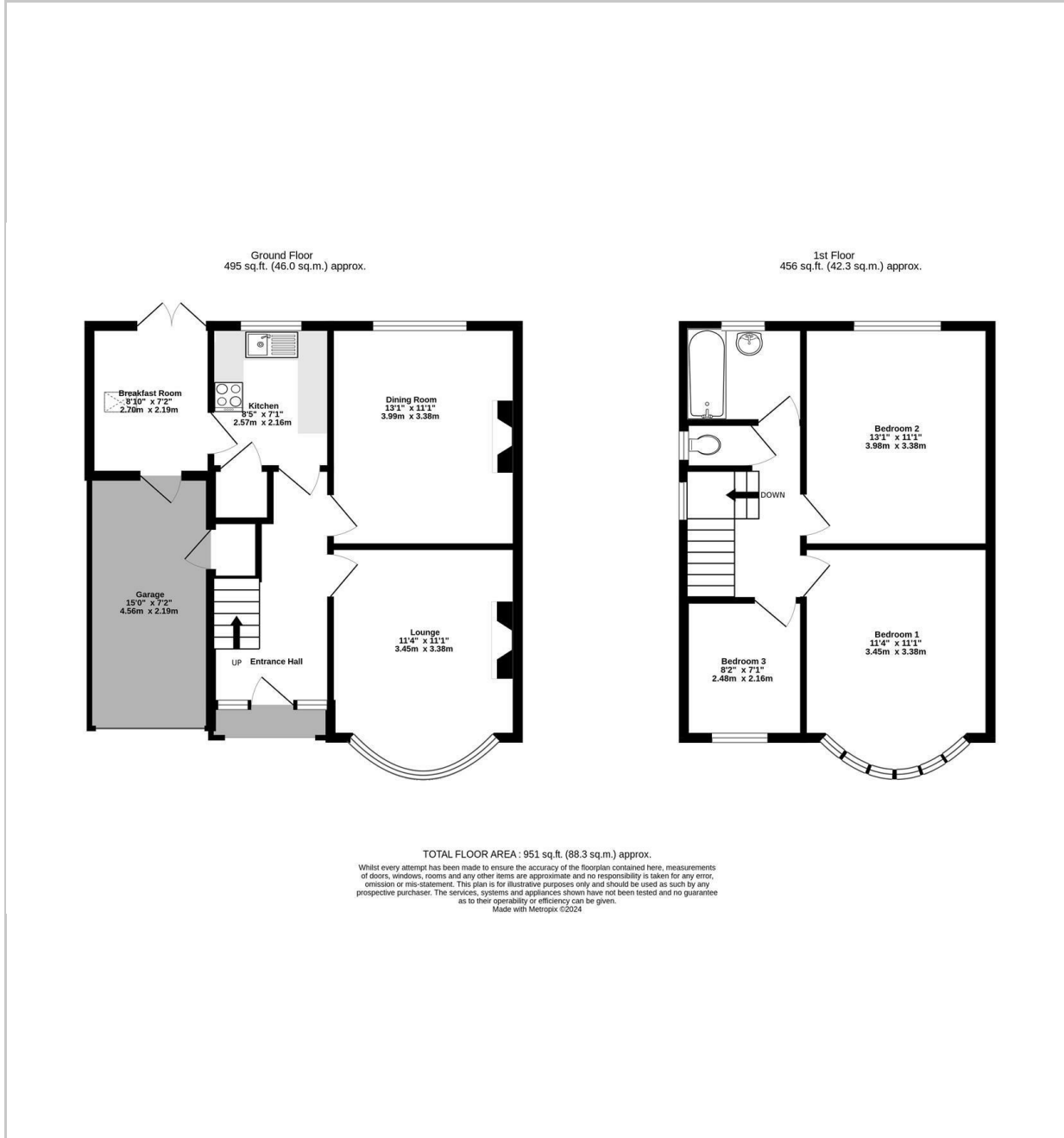
Front garden with brick boundary wall, concreted driveway leading to the garage. Enclosed rear garden with lawn, flower borders, outside tap and timber fence boundary.

Integral Garage

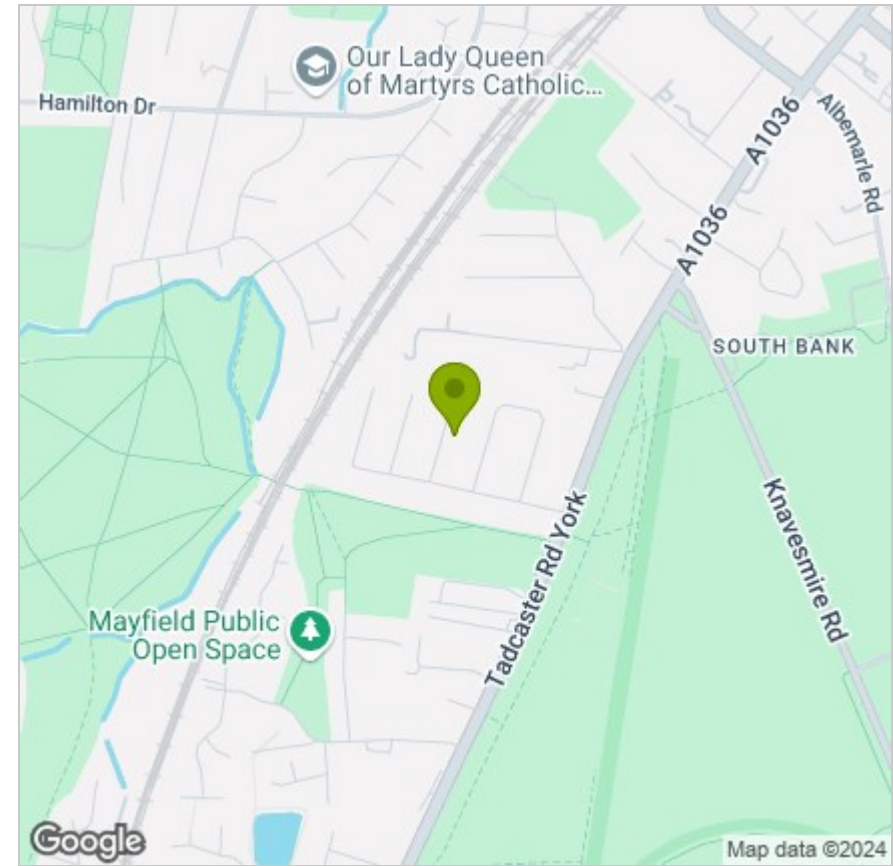
Electric roller door, power and lighting, storage cupboard.



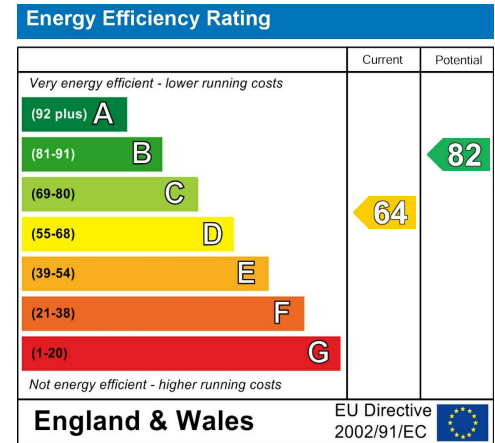
FLOOR PLAN



LOCATION



EPC



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