







35 Allendale
York, YO24 2SF
Guide Price £350,000

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CUL-DE-SAC LOCATION, QUALITY THROUGHOUT, READY TO MOVE INTO. Offered 'For Sale' with no onward chain Churchills Estate Agents are delighted to offer this superb three bedroom dormer bungalow located on this quiet street within Woodthorpe close to shops and amenities, transport links and York outer ring road. This recently upgraded property is sure to appeal to a range of buyers looking for spacious and extremely well presented living accommodation. The property comprises entrance hallway, 21ft kitchen/dining room with modern fitted appliances, breakfast bar and French doors to garden, lounge, study/bedroom 3, ground floor bathroom suite, first floor landing, two double bedrooms 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 a low maintenance garden with patio area and timber fence boundary. An internal viewing is highly recommended.

Entrance Hall

uPVC entrance door, carpeted floors, power points, double panelled radiator, storage cupboard, stairs to first floor

Lounge

12'0 x 12'0 (3.66m x 3.66m)
uPVC window to front, double panelled radiator, carpeted flooring, TV and power points

Kitchen Area

20'6 x 9'9 (6.25m x 2.97m)
uPVC window to rear, fitted wall and base units with oak countertop, sink with draining board and mixer tap, eye level double oven, integrated washing machine, slimline dishwasher and fridge/freezer, recessed spotlights, luxury vinyl tiling, breakfast bar, power points

Dining Area

uPVC French doors and windows to rear, column radiator, luxury vinyl tiling, power points





Bedroom3/Study

8'6 x 7'10 (2.59m x 2.39m)

uPVC window to front, double panelled radiator, carpeted flooring, power points

Bathroom

Opaque uPVC window to side, panelled bath, low level WC, wash hand basin with storage, tiled flooring, part tiled walls, towel radiator, recessed lights, extractor fan

First Floor Landing

Carpeted floor, large eaves storage with easy access housing gas combination boiler

Bedroom 1

11'9 x 11'0 (3.58m x 3.35m)

uPVC window to rear, double panelled radiator, carpeted flooring, TV and power points

Bedroom 2

12'6 x 9'5 (3.81m x 2.87m)

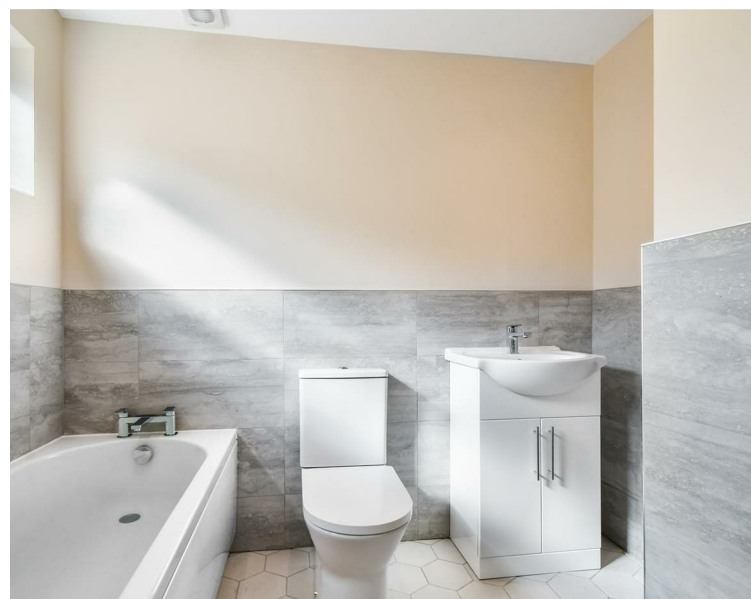
uPVC window to rear, double panelled radiator, carpeted flooring, TV and power points

Shower Room

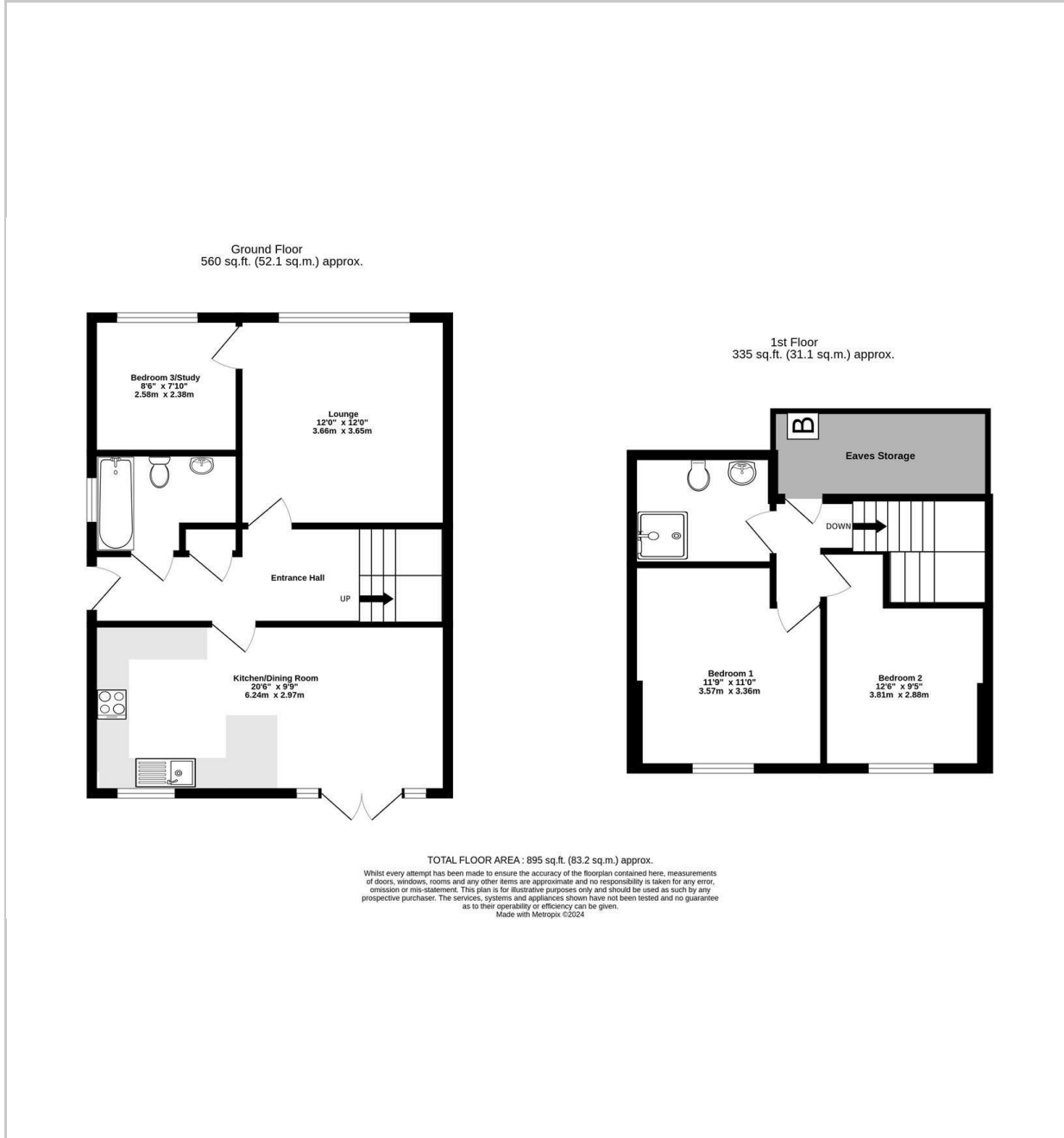
Walk-in corner shower cubicle, low level WC, wash hand basin with storage, luxury vinyl tiling, towel radiator, recessed spotlights, extractor fan

Outside

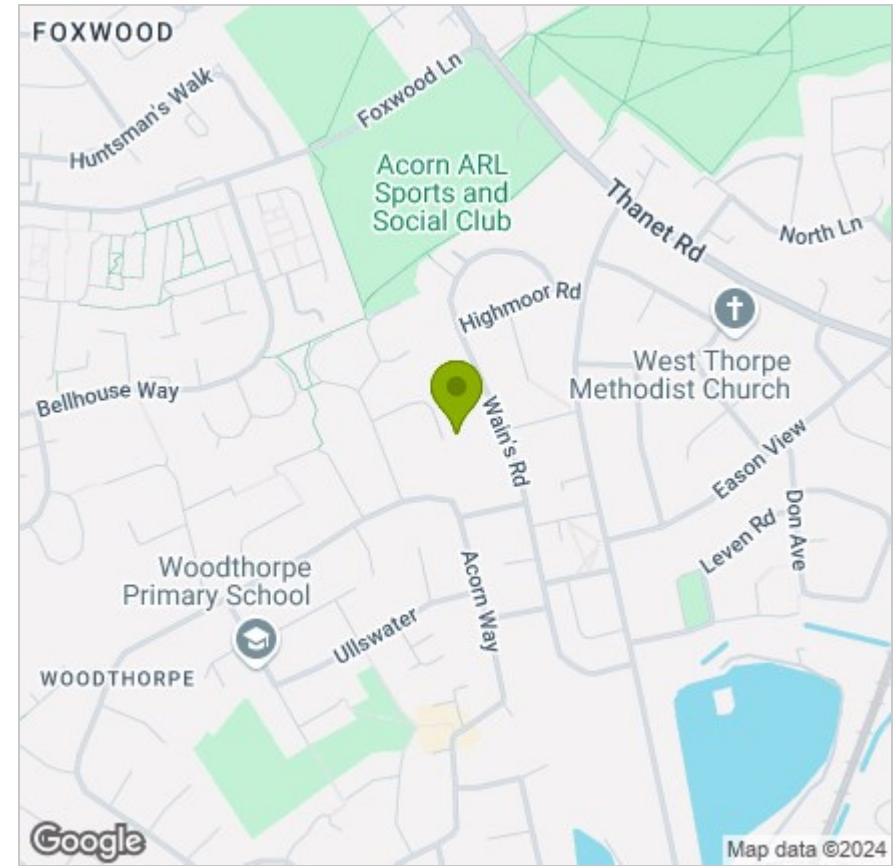
Front landscaped garden, gates to driveway, rear gravelled driveway with patio area, timber fence boundary, outside tap



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(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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