

NO ONWARD CHAIN! Part of this guiet culde-sac and located in the picturesque village of Naburn, south of York and with easy access into the city centre and outer ring road. The bright and airy living accommodation comprises; entrance hallway, 18ft lounge, fitted kitchen, dining room, garden room, first floor landing, 3 first floor bedrooms (2 doubles and 1 single), shower room and separate WC. To the outside is a paved front driveway providing off street parking and the potential for electric car charging as well as a rear enclosed landscaped garden. An accompanied viewing is highly recommended.

Entrance Hallway

uPVC entrance door, tiled flooring, carpeted stairs to first floor

Lounge

Window to front, carpeted flooring, power points

Garden Room

Door to garden, timber framed, tiled flooring, power points

Dining Room

Window to front, wall mounted electric heater, vinyl flooring, power points

Kitchen

uPVC window to rear, fitted wall and base units, stainless steel sink and draining board, door to garden, tiled flooring, power points

First Floor Landing

Carpeted flooring, storage cupboard with hot water cylinder

Bedroom 1

Widow to front, carpeted flooring, power points

Bedroom 2

Window to front, fitted wardrobes, storage cupboard, carpeted flooring, power points

















Bedroom 3

Window to rear, carpeted flooring, power points, storage cupboard

Shower Room

Opaque window to rear, walk-in shower enclosure with electric shower, wash hand basin, tiled walls, electric towel radiator, extractor fan, wall mounted heater, low level WC, tiled flooring

Outside

Front paved driveway, rear garden with gazebo, timber fence boundary, seating areas and mature shubbery

FLOOR PLAN LOCATION Millbridge Farm Camping & Caravan Park Holy Trinity Church, Acaster Malbis Ground Floor 502 sq.ft. (46.6 sq.m.) approx. Naburi 1st Floor 413 sq.ft. (38.4 sq.m.) approx. St Matthew's Church, Naburn Lounge 18'8" x 10'11" 5.70m x 3.33m Bedroom 10'11" x 10'9" 3.33m x 3.28m Bedroom 12'10" x 9'9" 3.91m x 2.96m Coople Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx. Whate every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. as to their operability or efficiency can be given. 82 (69-80) (55-68) 47 (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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