



7 St Matthews Close Naburn
York, YO19 4RT
Guide Price £250,000

NO ONWARD CHAIN! Part of this quiet cul-de-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

Window 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

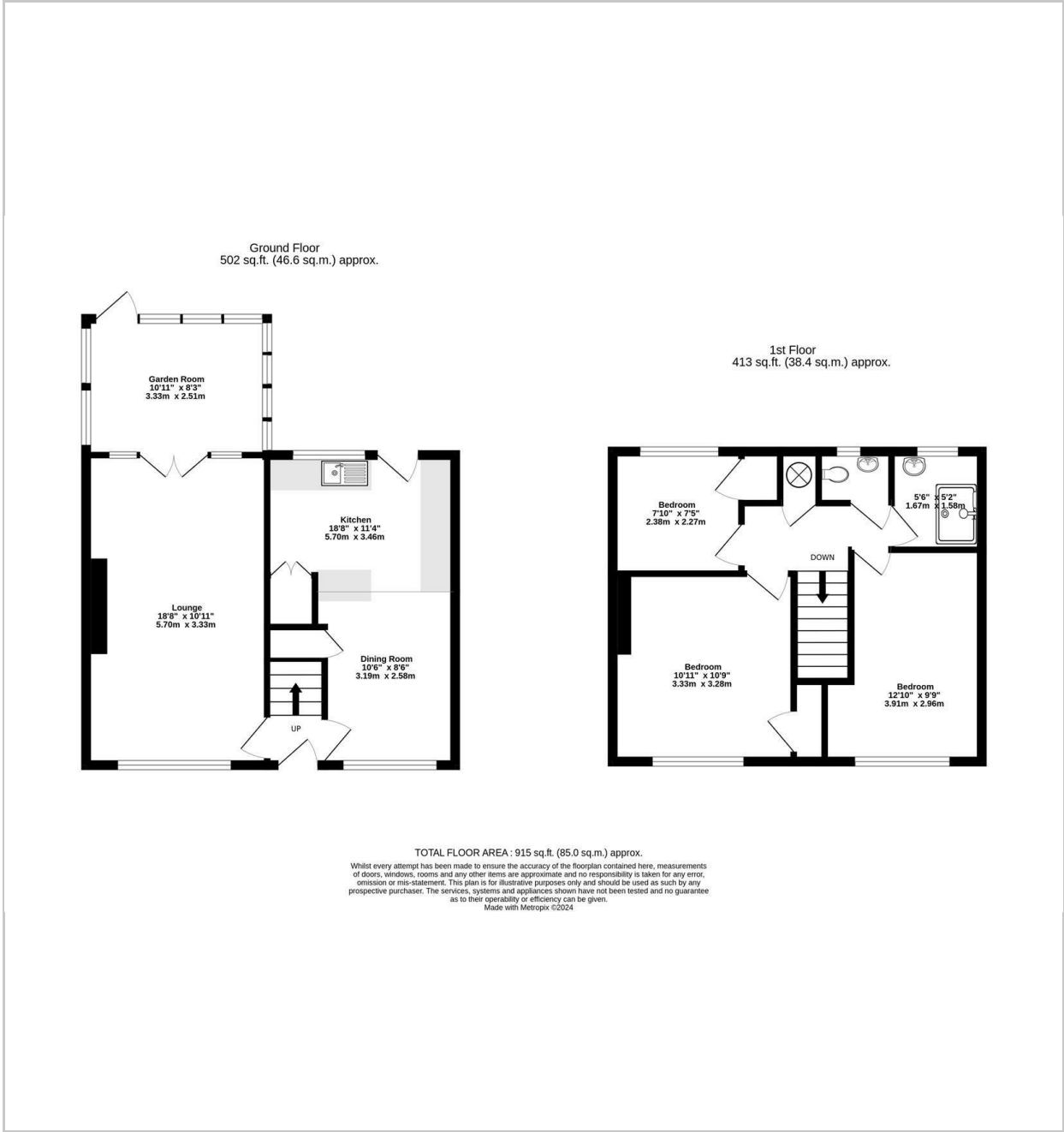
Opaque window to rear, walk-in shower enclosure with electric shower, wash hand basin, tiled walls, electric towel radiator, extractor fan, wall mounted heater, low level WC, tiled flooring

Outside

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



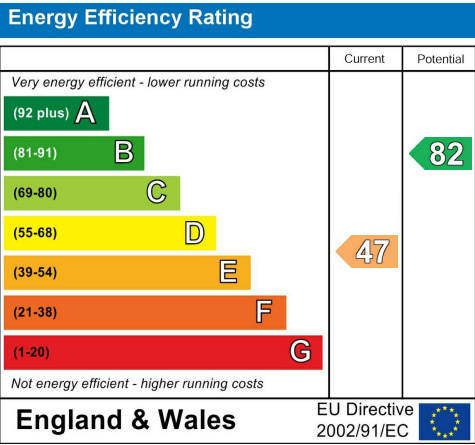
FLOOR PLAN



LOCATION



EPC



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