

FIVE BEDROOMS - OVER 100ft REAR GARDEN - PRIME AREA. An extended five bedroom semi-detached house in very good order throughout, ready to move into and situated within this highly sought after location just off Tadcaster Road and benefitting from nearby shops, schools and amenities. The bright and spacious living accommodation briefly comprises entrance hallway, dining room with bay window to front, 19' lounge, kitchen, garden room with French doors, ground floor shower room, first floor landing, five bedrooms (four doubles and one generous single/study) and two separate three-piece shower rooms. To the outside is a front garden with brick boundary wall, driveway providing ample off street parking with potential for electric car charging and leading to an attached single garage/store whilst to the rear is a long enclosed garden with mature trees and woodland area, lawn and paved patio. The property also benefits from modern central heating and rear solar panels. An internal viewing is highly recommended.

Entrance Hallway

Composite entrance door, double panelled radiator, power points, carpeted stairs to first floor

WC/Shower Room

Walk-in shower cubicle, low level WC, wash hand basin, tiled flooring, towel radiator, recessed spotlights, window to side

Dining Room

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

Lounge

Fire with surround, two double panelled radiators, carpeted flooring, TV and power points, glazed door to rear

Kitchen

uPVC window to rear, fitted wall and base units with countertop, one and half stainless steel sink and draining board with mixer tap, gas hob, eye level double oven, space and plumbing for appliances, double panelled radiator, luxury vinyl tiling, recessed spotlights, power points



















Garden Room

uPVC French doors and windows to rear, double panelled radiator, engineered oak wood flooring, recessed spotlights, power points, door to integral garage

First Floor Landing

Carpeted flooring, loft access, power points

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

uPVC window to rear, carpeted flooring, power points

Shower Room

Large walk-in mains fed shower enclosure, opaque window to rear, low level WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, tiled walls and tiled flooring

Jack and Jill Shower Room

Accessed for Bedroom 3 and 4, opaque window to side, low level WC, wash hand basin, shower enclosure, recessed spotlights, extractor fan, vinyl flooring

Bedroom 5/Study

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

Outside

Front driveway with small landscaped area, off street parking, rear garden with paved courtyard area, outside tap, timber storage shed, lawn. timber fence boundary and woodland garden

Garage

Integral with power and lighting, electric up and over door, plumbing for appliances, storage cupboard

Note:

Vendor advises the occupant savings for the solar panels are between £2000 & £2500, tax free.

LOCATION FLOOR PLAN Race Course Ground Floor 844 sq.ft. (78.4 sq.m.) approx. MoorLn 1st Floor 761 sq.ft. (70.7 sq.m.) approx. Knavesmire Wood Garden Room 18'2" x 10'10" 5.54m x 3.31m Kitchen 19'0" x 9'3" 5.78m x 2.81m Bedroom 4 11'2" x 10'0" 3.39m x 3.05n Bedroom 2 12'1" x 11'6" 3.69m x 3.51m Bursary Play Park York College Garage 16'0" x 10'10" 4.89m x 3.31m Dining Room 14'8" x 11'6" 4.47m x 3.51m Bedroom 3 11'2" x 10'2" 3.39m x 3.10m 8'1" x 7'9" 2.46m x 2.36m Bedroom 1 15'0" x 11'6" 4.58m x 3.51m Coople Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx. Whilst every alternet has been made to ensure the accuracy of the Biooplan contained here, measurement of doors, windows, comis and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. 83 83 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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