



9 Lancaster Way

York, YO30 5ZA

Guide Price £400,000



BEAUTIFUL DETACHED, EXTENDED HOME! GOOD SIZE PLOT! We as agents are delighted to offer to the market this fabulous home nestled in a quiet NON THROUGH ROAD residential street in Rawcliffe being close to an array of local amenities as well as easy access into the city centre. The property has been beautifully updated by the current owners and has undergone an extensive programme of modernisation including an extension, new kitchen and bathrooms as well as being re-wired and having new Upvc windows and combination boiler. The bright and spacious internal accommodation briefly comprises: Entrance hall, bedroom one and en-suite with velux window, large living room (potential to create a 3rd bedroom here), an inner hallway leads to bedroom two and a family bathroom with walk in shower cubicle. A stunning living kitchen with vaulted ceiling and two velux windows which, alongside the two full height feature windows provide plenty of natural light. A handy pantry completes this space. Two natural wood French doors provide access to the landscaped garden, fully paved terraced area, lawned area as well as a detached single garage incorporating an office room with power and lighting. An early viewing is highly recommended to fully appreciate this cotemporary home finished to a high standard!

Entrance Vestibule

Composite door, 'anthracite' modern radiator, engineered oak flooring

Bedroom 1

uPVC window to front, double panelled radiator, power points, engineered oak flooring, 7 door fitted wardrobes

En-Suite

Wet room with rainfall shower, glass screen, low level WC, wash hand basin, under floor heating





Lounge

Two uPVC windows to front, two 'anthracite' radiators, engineered oak flooring, power points

Living Kitchen/Garden Room

Vaulted ceiling with two electric velux rooflights. Fitted kitchen wall and base units with solid oak countertop, breakfast island, ceramic sink, double oven, gas hob with extractor, wine fridge, two feature windows to side and two natural wood French doors, power points

Pantry

Glass panelled door, shelving, lighting and power points

Rear Hall

Loft access hatch

Bedroom 2

uPVC window to rear, fitted cupboard, single panelled radiator, carpeted flooring, power points

Bathroom

Opaque uPVC window to side, shower cubicle, low level WC, wash hand basin, chrome towel rail, laminate flooring

Outside

Block paved driveway to front, rear garden has a stone paved area with lawned area, bedding plants, timber shed, wall boundary surround

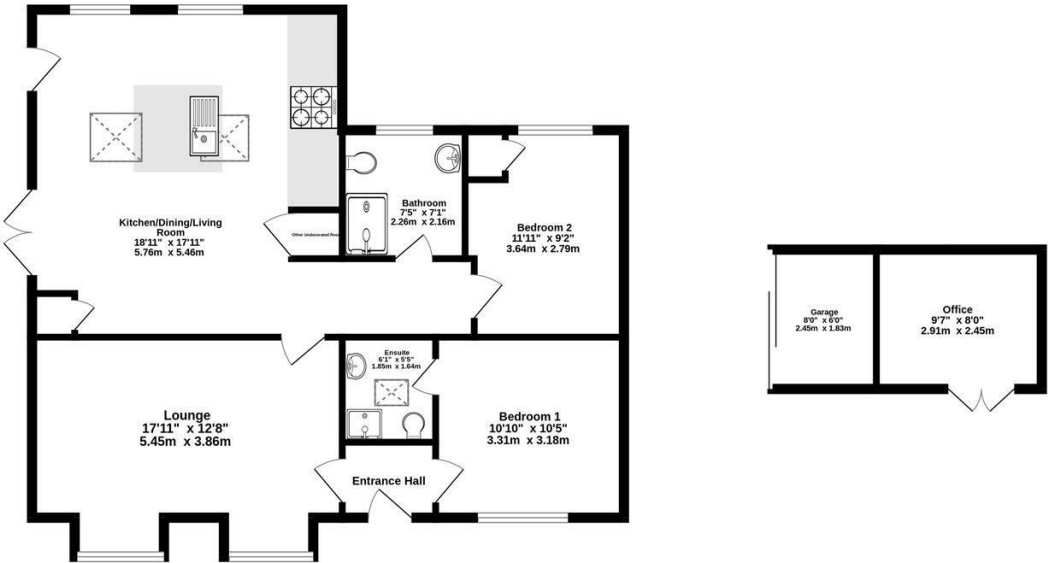
Garage

Brick built pitched roof, partly converted to an office, strip lighting and power points



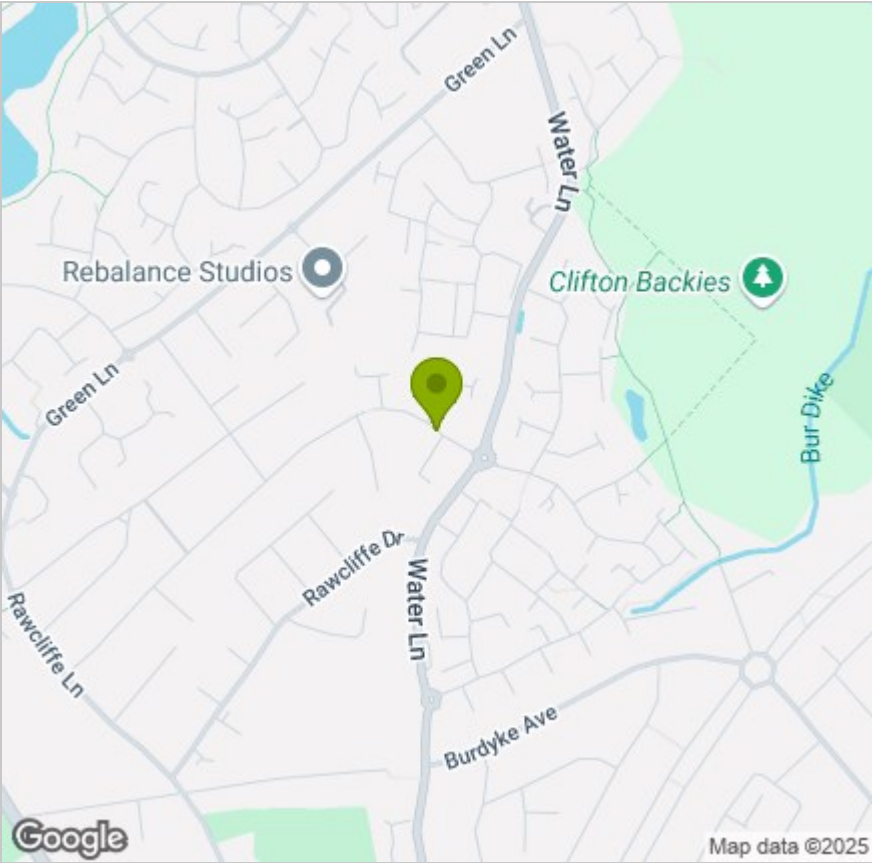
FLOOR PLAN

Ground Floor
1036 sq.ft. (96.3 sq.m.) approx.

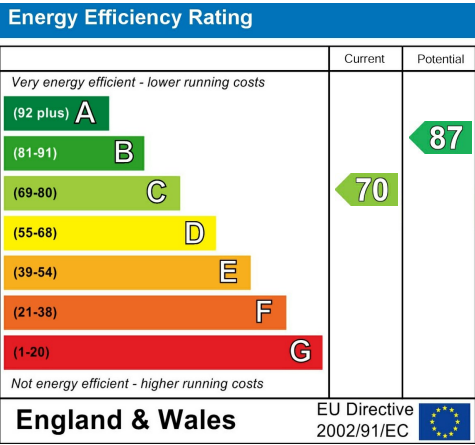


TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.