



39 Allington Drive

York, YO31 0NL

**Guide Price £305,000**





**NO ONWARD CHAIN.** Located on this quiet cul-de-sac within Appletree village convenient for York City Centre, the outer ring road and served locally by popular schools and amenities. This 3 bedroom semi detached house is sure to appeal to an arrange of buyers looking to personalize a substantial property, offering scope and potential to enhance further but benefitting from uPVC double glazing and gas central heating as well as generous outside space. The internal accommodation comprises entrance hallway, large 'L' shaped lounge/dining room, fitted breakfast kitchen, hallway, first floor landing, three first floor bedrooms (two doubles and one single) and three piece house bathroom. To the outside is a front driveway providing off street parking and the potential for electric car charging and a car port leading to an attached single garage. To the rear is a good size garden with patio, lawn and mature trees and shrubbery. An accompanied viewing is highly recommended.



### Entrance Hallway

uPVC entrance door, carpeted flooring, stairs to first floor

### Sitting/Dining Room

22'3 x 15'6 (6.78m x 4.72m)

uPVC bay window to front, double panelled radiator, TV point, power points, sliding doors to patio



### Kitchen

13'5 x 10'0 (4.09m x 3.05m)

Fitted wall and base units with countertop, one and half stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, power points, door to side, vinyl flooring



### Side Hallway

Entrance door to front and rear, storage cupboard, carpeted flooring







### First Floor Landing

uPVC window to side, loft access, carpeted flooring

### Bedroom 1

11'1 x 10'11 (3.38m x 3.33m)

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

### Bedroom 2

10'22 x 10'8 (3.05m x 3.25m)

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

### Bedroom 3

7'9 x 7'7 (2.36m x 2.31m)

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

### Bathroom

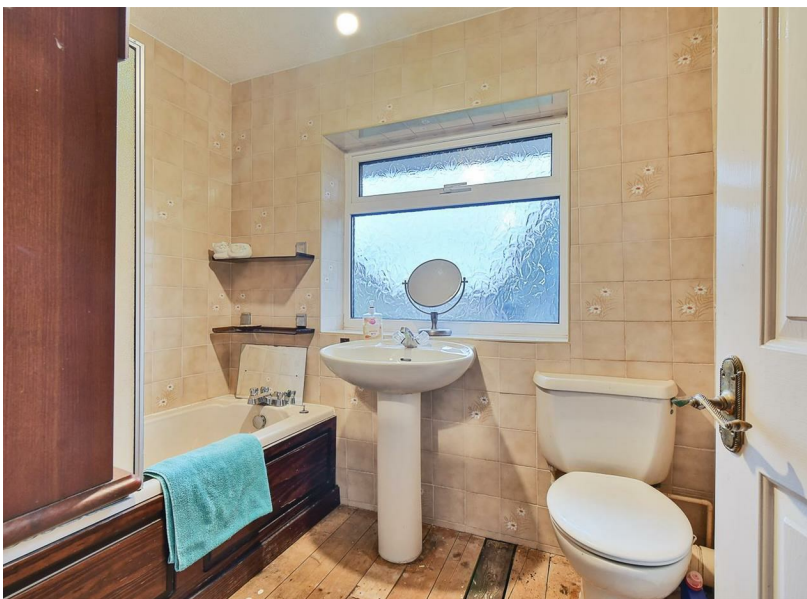
Panelled bath with shower over, low level WC, pedestal wash hand basin, double panelled radiator, exposed timber floorboards

### Outside

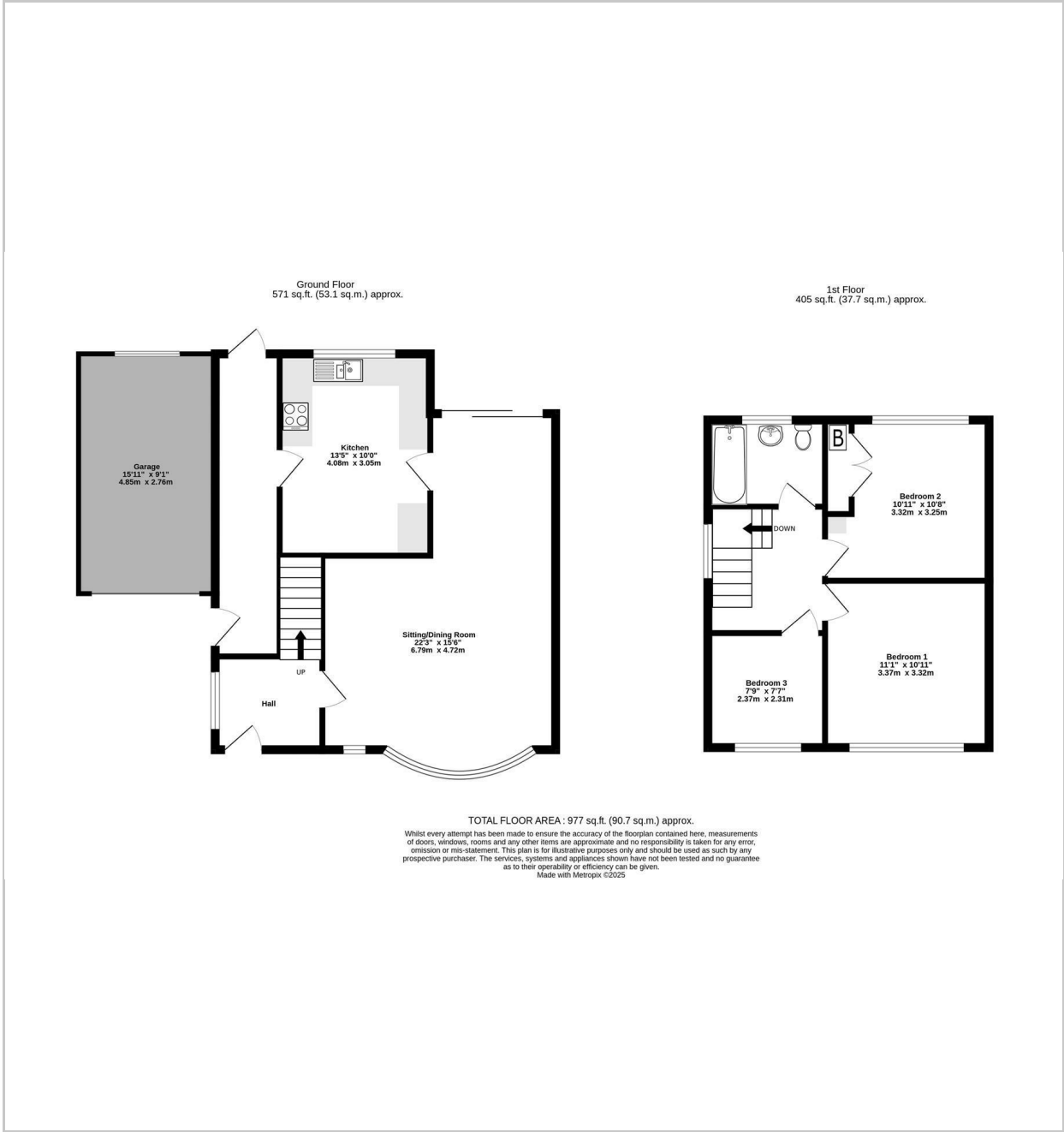
Front driveway with brick boundary wall, car port. Rear garden with patio, lawn, mature trees and shrubbery.

### Integral Garage

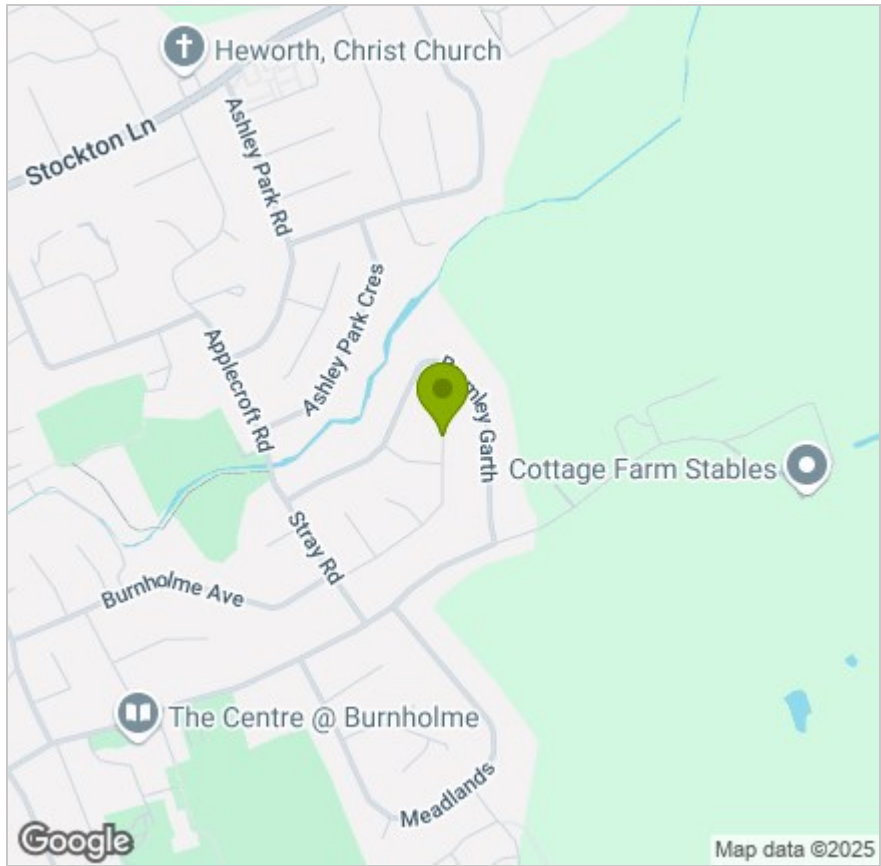
Up and over garage door, window to rear, power and lighting



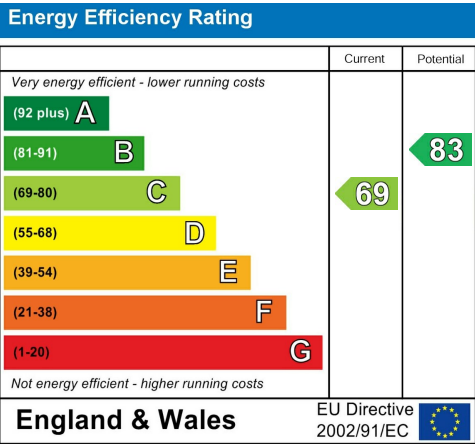
FLOOR PLAN



LOCATION



EPC



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