



13 White House Rise
York, YO24 1EE
Asking Price £480,000

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A SUPERB EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, READY TO MOVE INTO AND EXHIBITING QUALITY THROUGHOUT! Situated on a private cul-de-sac within the White House estate, just off Tadcaster Road, conveniently located within walking distance of York city centre, Knavesmire Racecourse and numerous local primary and secondary schools. There are excellent transport links nearby with York Train station and the outer ring road in close proximity. Recent additions to the property include newly installed kitchen in modern 'Shaker' style, new Karndean flooring and carpet throughout the ground floor. The bright and versatile living accommodation comprises traditional entrance hall, lounge with bay window opening to a family/sitting room, 21' dining kitchen with bifolding doors onto the landscaped garden, utility room, first floor landing, three bedrooms (two doubles and one single) and a luxurious bathroom suite. To the outside is a front driveway providing ample off street parking and the potential for electric car charging, a timber gate leading to a useful side courtyard area, with the opportunity to extend the home subject to planning permission. At the rear of the property there is a recently landscaped lawn garden with mature flower borders and a private deck area. An internal viewing is strongly recommended.

Entrance Hallway

Entrance door, carpeted stairs to first floor, panelling, column radiator, power points. Karndean flooring.

Lounge

uPVC bay window to front, picture rail, column radiator, TV point, power points. Carpet.

Family/Sitting Room

Fitted units, gas fire in surround, column radiator, power points. Carpet. Double doors to:





Dining Kitchen

Kitchen area comprising double glazed windows to rear, newly installed 'Shaker' style units with fitted counter tops, one and a half sink and draining board with mixer tap, 5 ring gas hob, electric oven, slimline dishwasher, power points. 'Karndean' flooring. Dining area with bifolding doors onto the garden, column radiator, power points.

Utility Room

Glazed door to side, space and plumbing for appliances, wall mounted gas combination boiler, under stairs cupboard, column radiator, power points. Karndean flooring.

First Floor Landing

Opaque window to side, loft access. Carpet. Doors to:

Bedroom 1

uPVC bay window to front, picture rail, fitted wardrobes, column radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, picture rail, fitted wardrobes, column radiator, power points. Carpet.

Bedroom 3

uPVC window to front, column radiator, power points. Carpet.



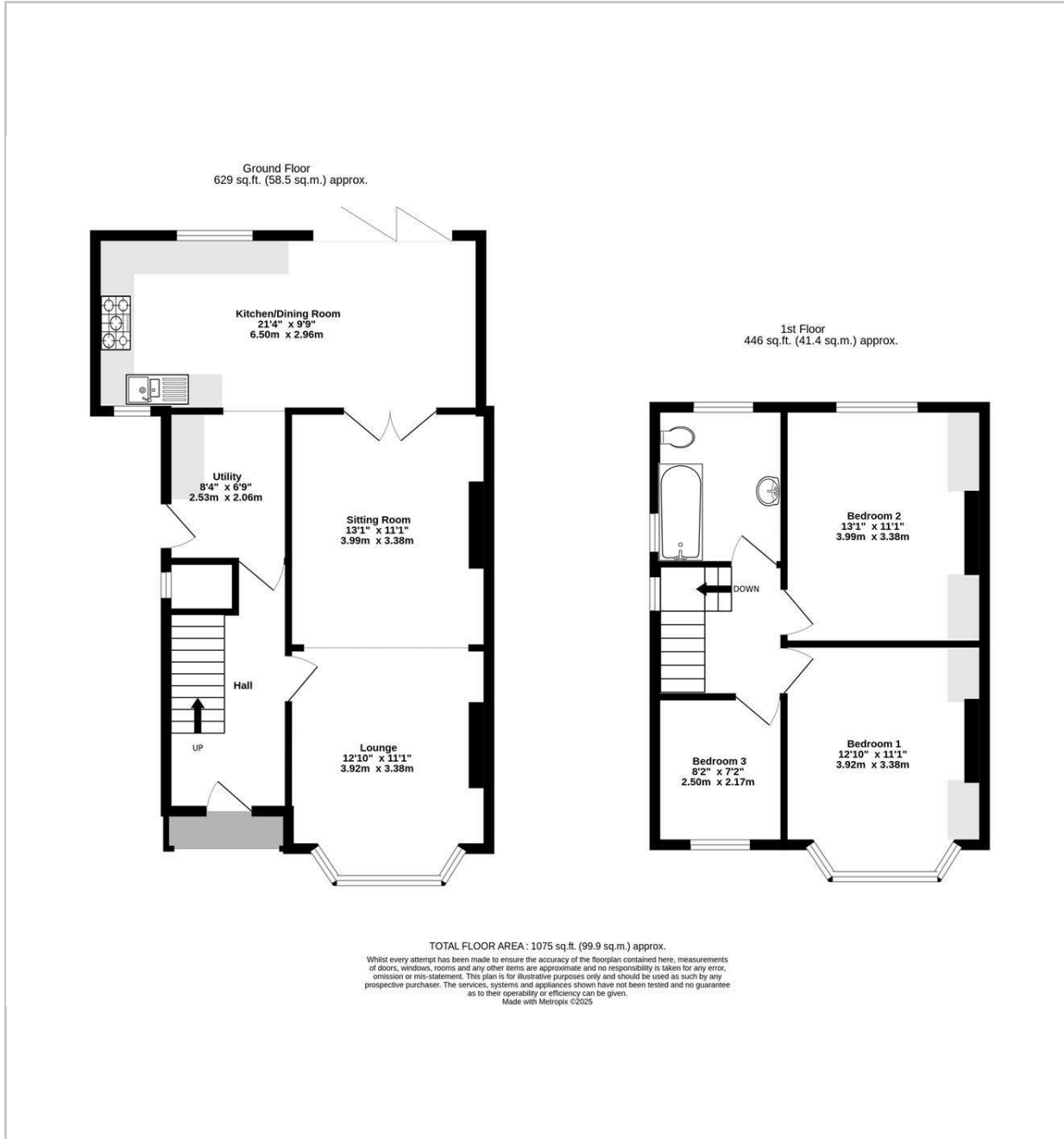
Bathroom

Opaque double glazed windows to side and rear, panelled bath with mains shower head over, low level WC, wash hand basin, towel rail/radiator, extractor fan. Under floor heating.

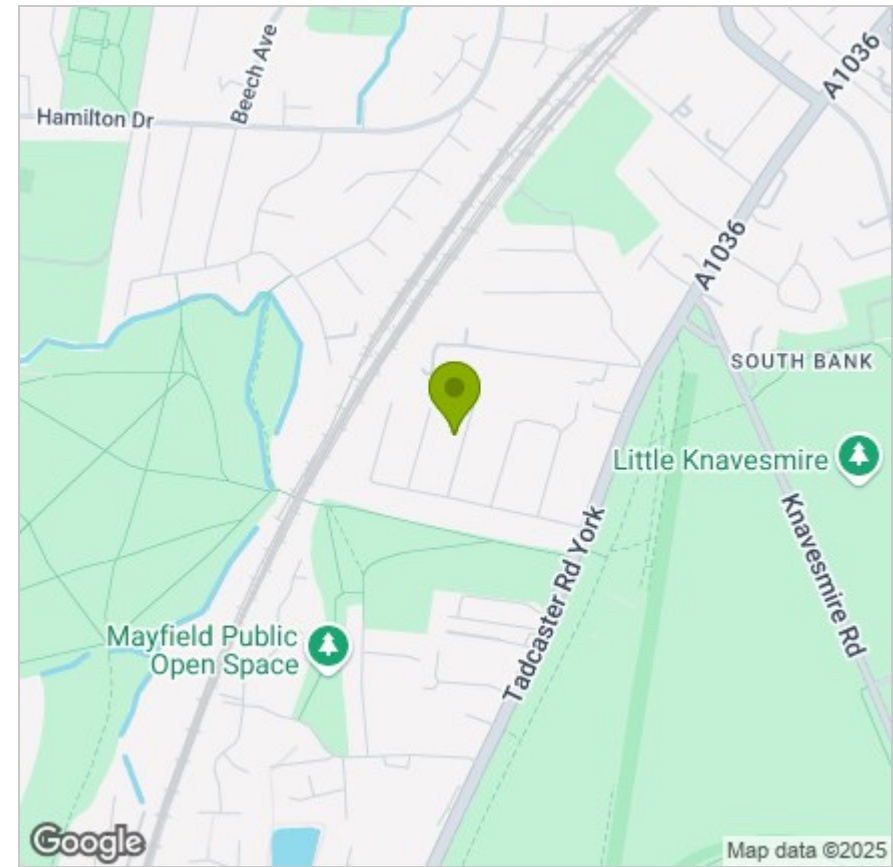
Outside

Front driveway with a landscaped area providing ample off-street parking and the potential for electric car charging. Timber gate to side leading to a courtyard with under stairs cupboard and outside tap. Rear lawned garden with raised decked area, timber fence panelling and an outside power socket.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current rating: **63** (D)

Potential rating: **78** (B)

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