



23 Albemarle Road  
York, YO23 1EW  
Guide Price £625,000



**NO ONWARD CHAIN.** An impressive three bedroom traditional semi-detached house with views over Knavesmire Racecourse. This superb property is located on sought after Albemarle Road, close to York City Centre, The Mount, Railway Station as well as close proximity to many shops and popular schools. Well maintained throughout, the bright and airy living accommodation comprises; entrance hallway, WC/cloaks, 18 ft lounge with dual aspect, sitting/dining room, breakfast kitchen, first floor landing, three double bedrooms, shower room and separate WC. To the outside is raised front garden overlooking "Little Knavesmire", gated driveway providing ample off street parking and the potential for electric car charging leading to a detached single garage. To the rear is a patio and lawned garden with timber storage sheds, greenhouse, mature flower borders. An accompanied viewing of this impressive property is highly recommended..

### Entrance Hallway

Composite entrance door, double panelled radiator, laminate flooring, storage cupboard, carpeted stairs to first floor

### WC/Cloaks

Opaque window to front, hand wash basin, low level WC, towel rail/radiator.

### Lounge

Window to front, door and window to rear garden, electric fire with surround, coving, carpeted flooring, TV and power points

### Dining/Sitting Room

Bay window to front, gas fire with surround, carpeted flooring, coving, power points, double panelled radiator







### **Kitchen**

Windows to side and rear, hardwood fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, recessed spotlights, vinyl flooring, double panelled radiator, power points, door to rear porch

### **First Flooring Landing**

Window to rear, carpeted flooring, power points, loft access

### **Bedroom 1**

Bay window to front, single panelled radiator, carpeted flooring, power points

### **Bedroom 2**

Window to rear, single panelled radiator, fitted wardrobes, carpeted flooring, power points

### **Bedroom 3**

Bay window to side, wardrobes, double panelled radiator, carpeted flooring, power points

### **Shower Room**

Opaque window to front, walk-in shower cubicle, wash hand basin, tiled walls, tiled flooring, cupboard housing gas combination boiler

### **WC/Cloaks**

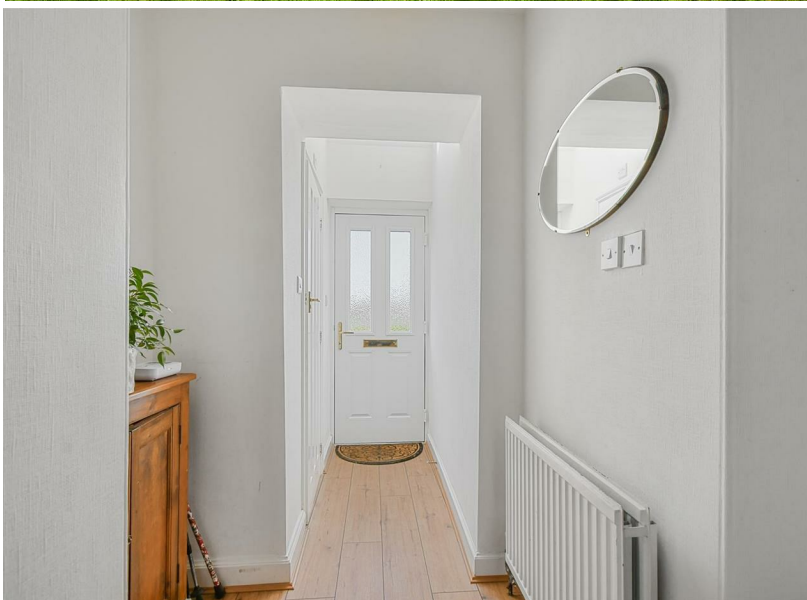
Opaque window to front, low level WC, wash hand basin, tiled flooring, towel radiator

### **Outside**

Gated front driveway, front landscaped garden with hedge boundary, rear landscaped garden with lawn, patio, storage timber sheds, greenhouse, fence boundary

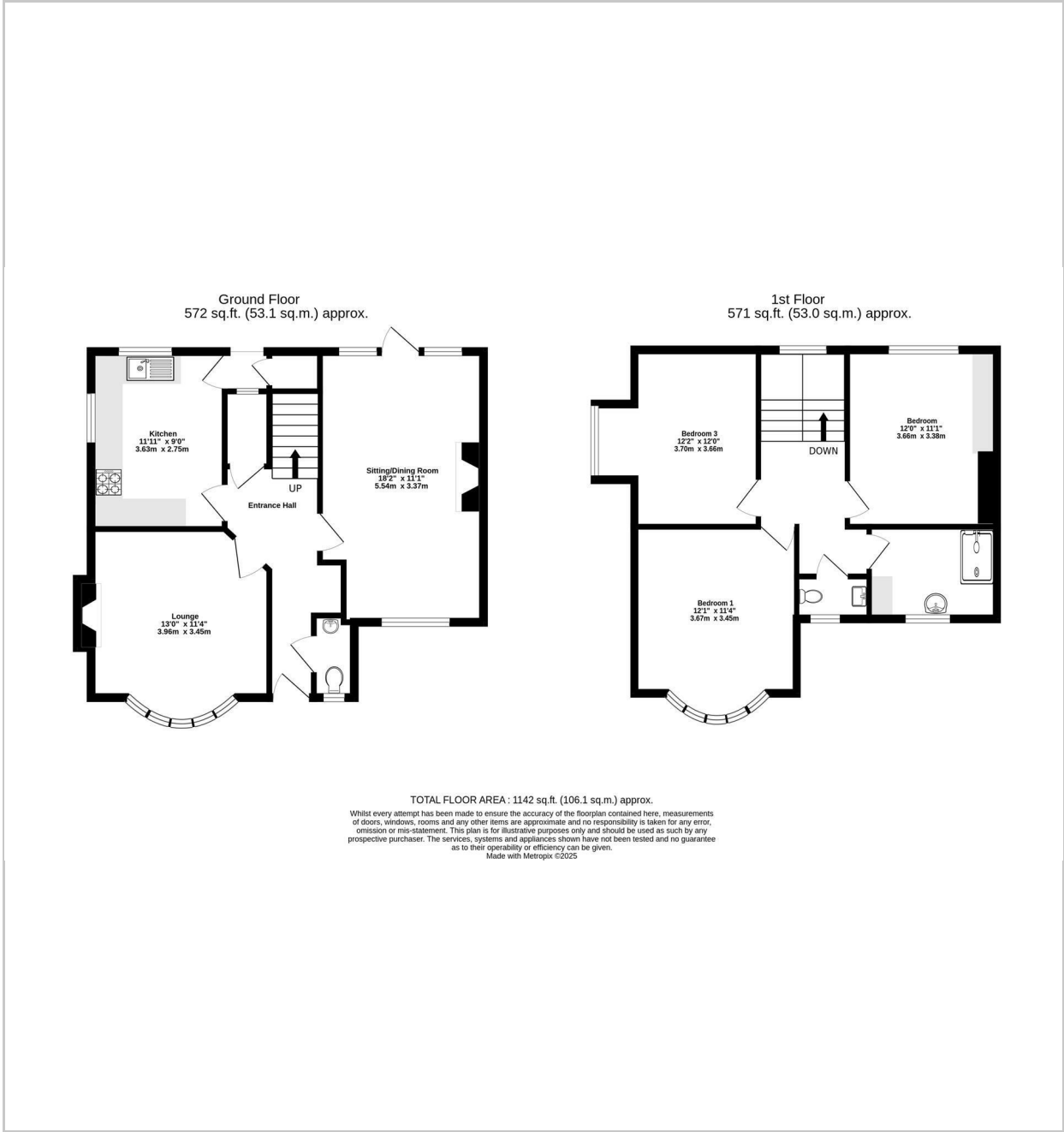
### **Garage**

Power and lighting

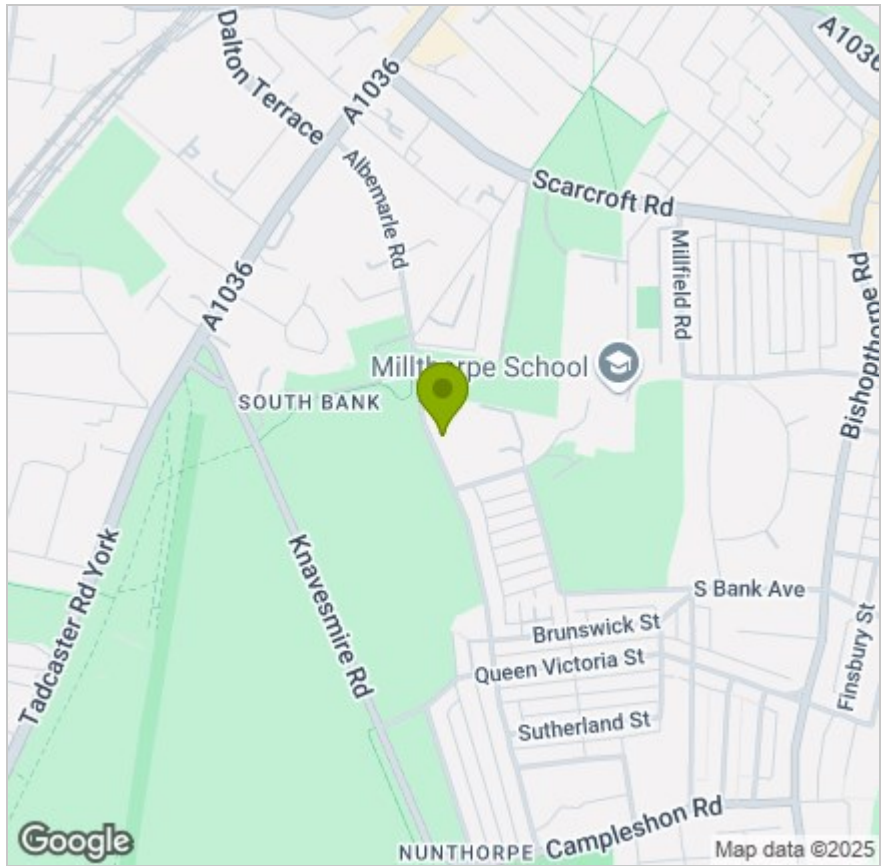




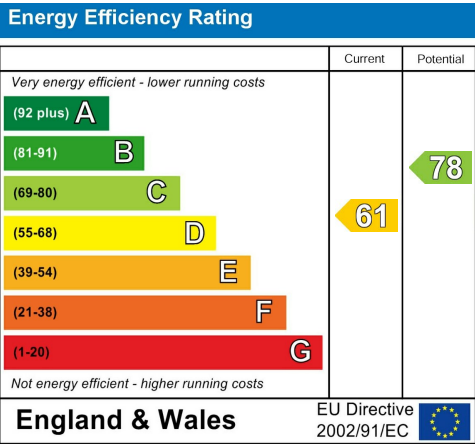
FLOOR PLAN



LOCATION



EPC



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