



84 Grantham Drive
York, YO26 4TZ
£500,000



VIEWES OF HOLGATE WINDMILL AND SUPERB REAR GARDEN! Churchills are delighted to offer for sale this impressive traditional semi-detached house located within this quality area convenient for both York City Centre and Acomb front street as well as close proximity to West bank park, the railway station and desirable schools. The bright and spacious property benefits from gas central heating and uPVC double glazing as well as a west facing rear garden. Internally the property comprises; Entrance hallway, dining room with brick built bay window, 15ft lounge, kitchen, WC/cloaks, first floor landing, three first floor bedrooms (two doubles and one generous single), house bathroom and separate WC. To the outside is a landscaped front garden with driveway providing ample off street car parking and with the potential for electric car charging, gate to rear garden with patio, lawn, fruit tress, flower borders, large timber store and summerhouse. An accompanied viewing of this brilliant property is highly recommended.



Entrance Hallway

Traditional entrance door, laminate floor, window to side, single panelled radiator, carpeted stairs to first floor

WC/Cloaks

Opaque window to side, low level WC, wash hand basin, laminate flooring

Dining Room

uPVC bay window to front, single panelled radiator, timber floorboards, TV and power points, telephone socket



Lounge

Gas fire with surround, single panelled radiator, sliding double glazed doors onto garden, laminate flooring, TV and power points





Kitchen

uPVC windows to side and rear, composite entrance door, fitted wall and base units with countertop, one and a half sink and draining board with mixer tap, built-in gas hob and electric oven, space and plumbing for appliances, tiled flooring, double panelled radiator, power points

First Floor Landing

uPVC window to side, loft access, carpeted flooring, power points

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

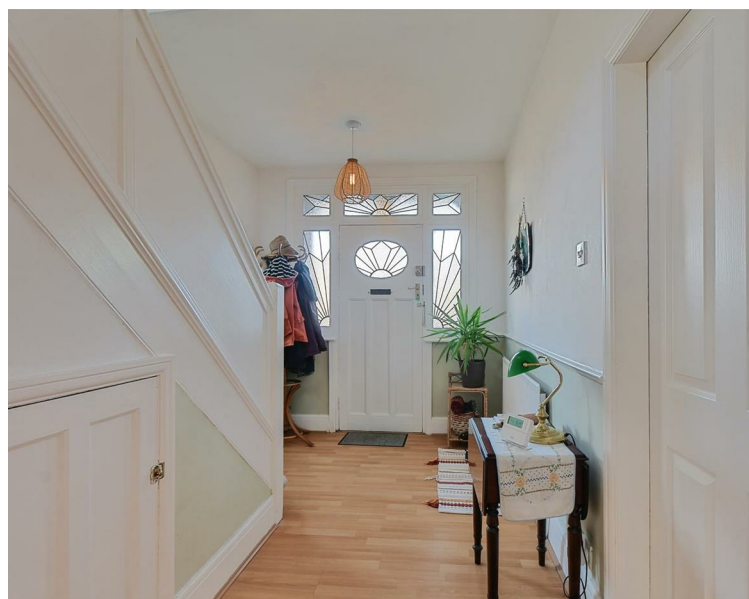
Opaque uPVC window to side, panelled bath with mains shower over, pedestal wash hand basin, tiled walls, tiled flooring, spotlights, double panelled radiator

Separate WC

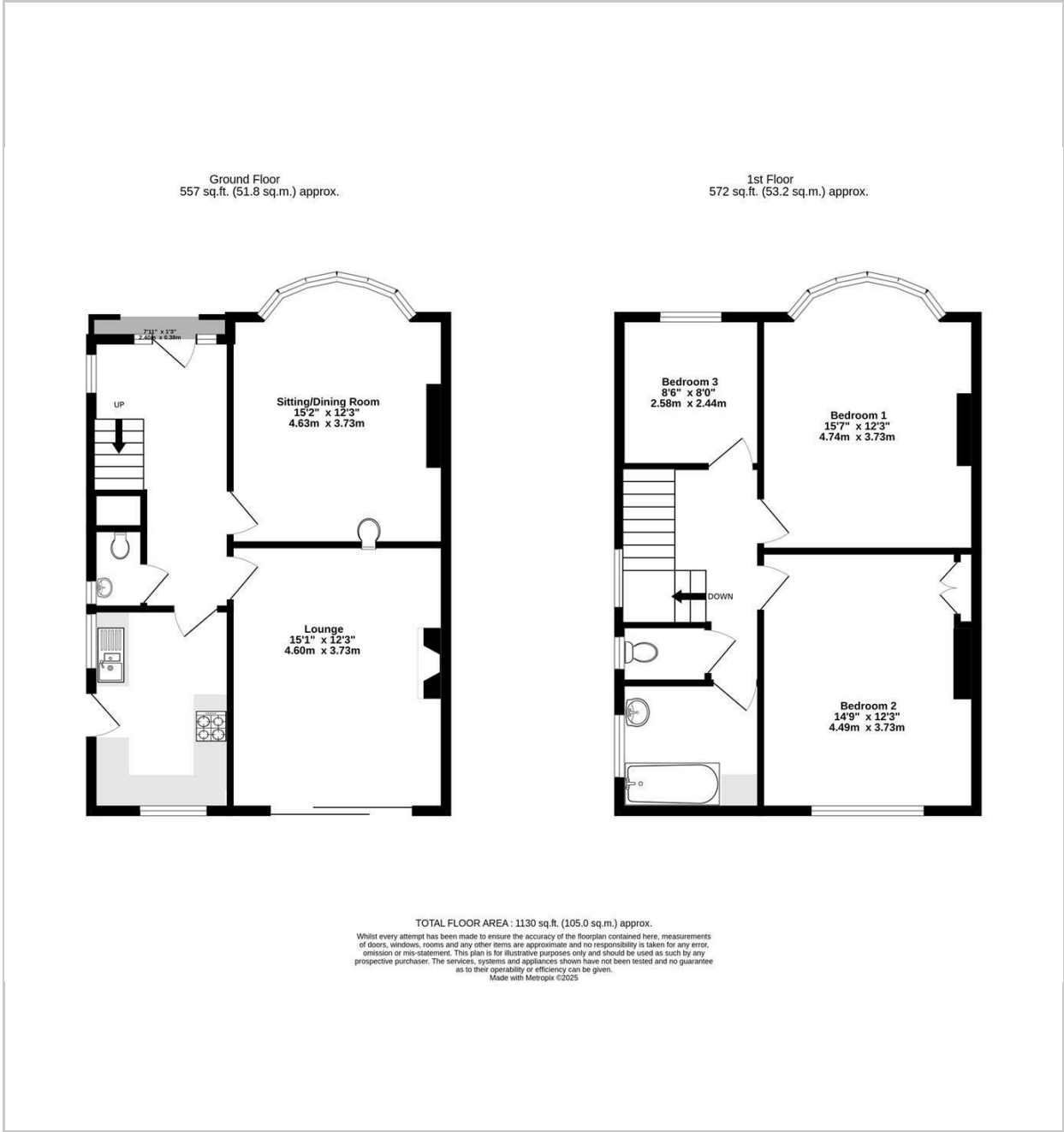
Opaque window to side, low level WC, carpeted flooring

Outside

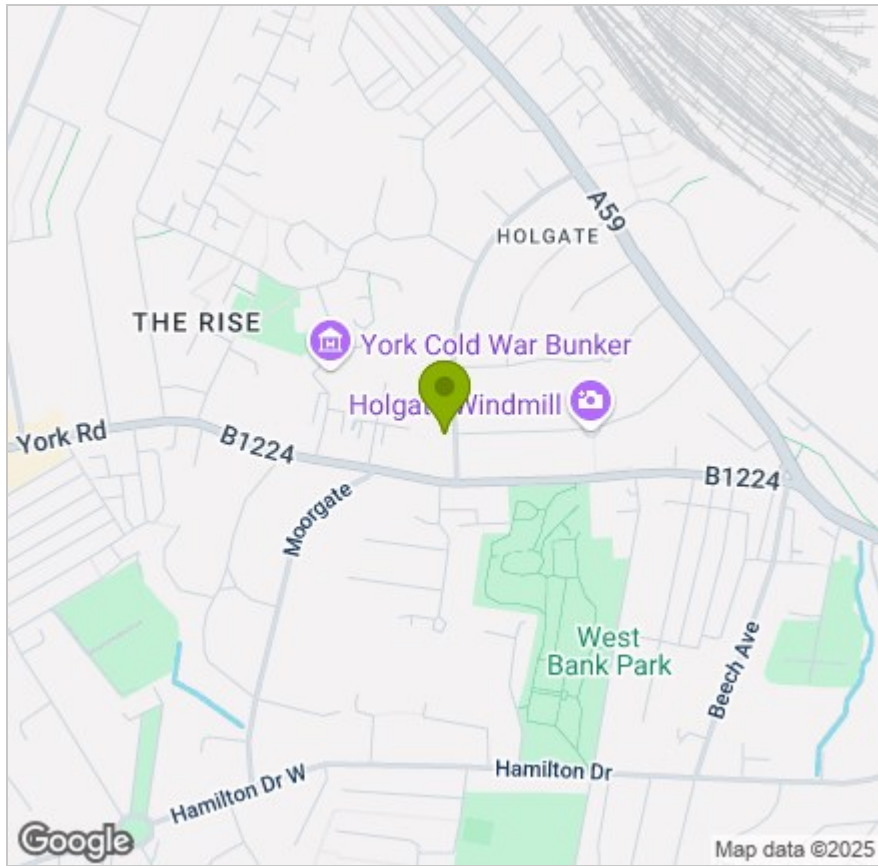
Front driveway with landscaped area and hedge, secure gate to rear. Rear garden with paved area, lawn, cooking apple, pear and plum trees, flower borders, secluded rear area, fence boundary, outside tap



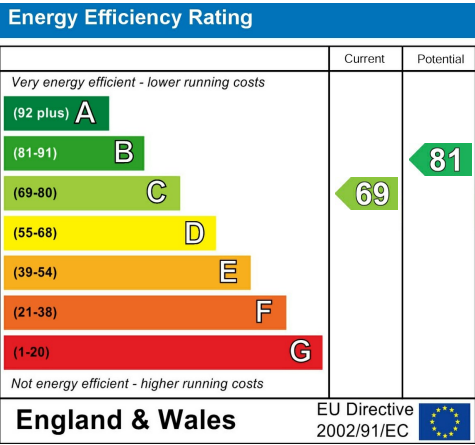
FLOOR PLAN



LOCATION



EPC



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