



37 Grantham Drive

York, YO26 4UE

Offers Over £455,000



NO ONWARD CHAIN. A well cared for three bedroom semi-detached house with good size garden room/studio, located within this popular and leafy Holgate area. Convenient for York City Centre and Acomb Front Street as well as close proximity to West Bank Park, the railway station and highly desirable schools.

Benefiting from uPVC double glazing and gas central heating, the bright and airy living accommodation comprises; entrance hallway, lounge with brick built bay window, sitting/dining room, kitchen, first floor landing, three first floor bedrooms (two doubles and one generous single) and four-piece house bathroom.

To the outside is a brick built studio (18'2 x 10'5) which is fully insulated and suitable for a variety of uses, offering additional space for hobbies or work. To the front is a small landscaped front driveway providing ample off street car parking and with the potential for electric car charging, timber gate to rear garden with raised patio, lawn, flower borders and timber stores.

An internal viewing is highly recommended!

Entrance Hall

Composite entrance hall, opaque window to side, double radiator, power points, stairs to first floor, cupboard, carpet.

Lounge

12'2 x 11'6 (3.71m x 3.51m)
UPVC bay window to front, log burner, coving, dado rail, power points, TV point, carpet.

Sitting/Dining Room

13'4 x 11 (4.06m x 3.35m)
UPVC bay to rear, double panelled radiator, coving, power points, TV point, carpet.





Kitchen

12'4 x 7'5 (3.76m x 2.26m)
Window to side, door to garden, fitted wall and base units with counter top, sink and drainer with mixer tap, space and plumbing for appliances, laminate flooring, power points, pantry cupboard with wall mounted gas combi boiler.

First Floor Landing

Window to side, loft access, carpet.

Bedroom 1

13'4 x 11' (4.06m x 3.35m)
Bay window to rear, double panelled radiator, power points, carpet.

Bedroom 2

11'6 x 11 (3.51m x 3.35m)
Bay window to front, double panelled radiator, power points, carpet.

Bedroom 3

8 x 7'6 (2.44m x 2.29m)
Window to front, double panelled radiator, power points, carpet.

Bathroom

9 x 7'3 (2.74m x 2.21m)
Two opaque windows to side, corner bath, walk-in shower cubicle, low-level WC, wash hand basin, double radiator, recessed spotlights, carpet.

Brick Built Studio.

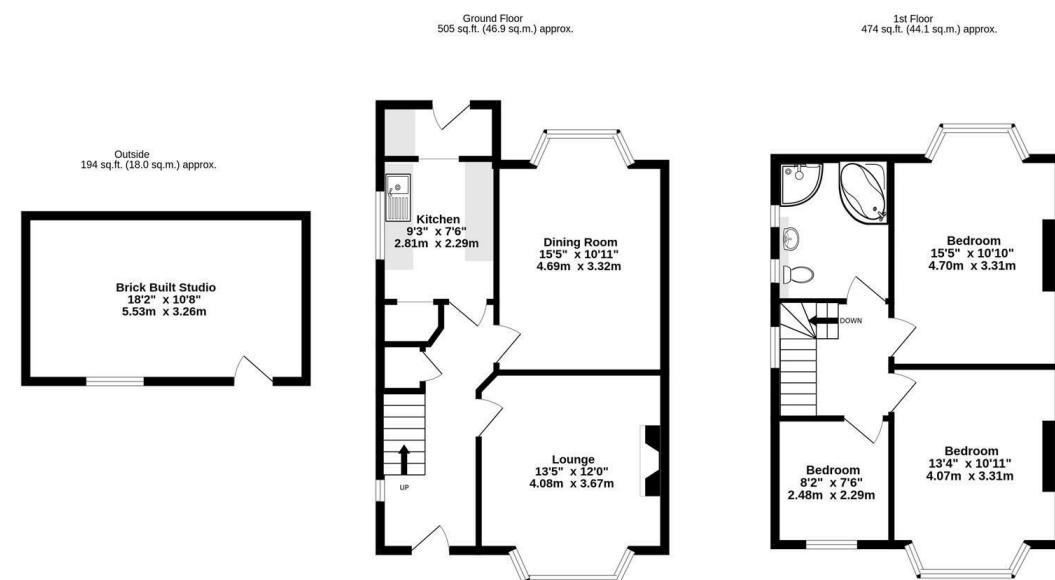
18'2 x 10'6 (5.54m x 3.20m)
Composite door, UPVC window to garden, power, insulation and lighting. Wall mounted electric heater.

Outside

Front gravelled driveway with brick boundary wall, timber gate for side access. Rear raised patio, lawn, flower beds, timber storage sheds. fence boundary.



FLOOR PLAN

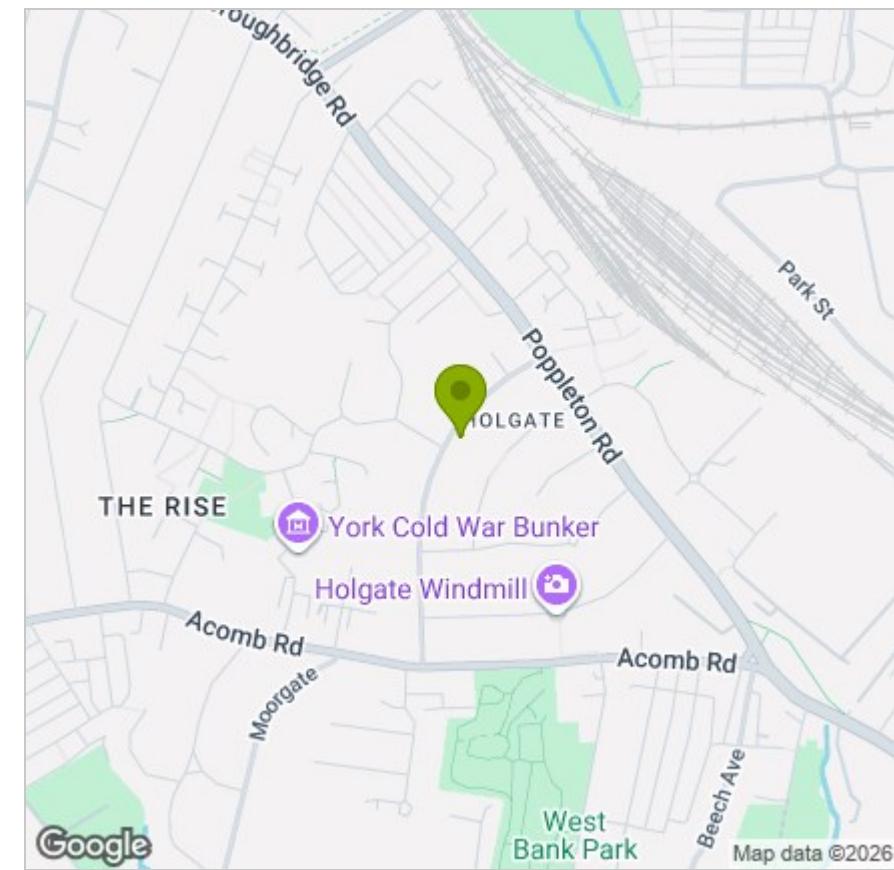


TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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.

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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	63	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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