



90 Brockfield Park Drive

York, YO31 9ER

£425,000

BEAUTIFULLY EXTENDED AND RENOVATED FAMILY HOME! We as agents are delighted to have the opportunity to present to the market this bright and spacious three bed, traditional semi detached family home located to the North of York with easy access into York city centre on a good bus route as well as being within walking distance of a host of local amenities. This fabulous home has undergone a full programme of refurbishment and modernisation including a single storey wrap around extension, a brand new combination boiler, new windows, a full rewire and engineered oak flooring throughout and is offered as "walk in" condition. Internally the property boasts a spacious entrance hall, living room with large bay to front offering plenty of natural light, a ground floor WC, access to the integral garage and utility room, a stunning open plan living kitchen completes the ground floor accommodation and comprises; bespoke fitted kitchen with granite worktops, full range of integral appliances including integral double oven with five ring electric hob and extractor above, integral dishwasher, wine fridge and washing machine. Carpeted stairs lead to the first floor landing with feature glass panelled balustrade, two double bedrooms and a good size single as well as modern family bathroom completes the upstairs accommodation. Externally the property boasts a good size lawned rear garden with decked area sheltered by a pergola whilst to the front is a low maintenance gravelled garden and driveway. An early viewing of this substantial home is highly recommended!

Entrance Hallway

Entrance door, carpeted stairs to first floor, panelling, radiator, power points. engineered oak flooring.





Lounge

uPVC bay window to front, picture rail, bespoke fitted cupboards, radiator, TV point, power points. Engineered oak flooring.

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, double electric oven, wine fridge, dishwasher, power points. Engineered oak flooring. Dining area with bifolding doors onto the garden, radiator, power points.

W/C

Low level WC, wash and basin, panelling, engineered oak flooring.

Utility Room / Garage

Electric roller door to front, fitted cupboards, space and plumbing for appliances, power points. Engineered oak flooring.

First Floor Landing

Window to side, loft access. Carpet. Doors to:

Bedroom 1

uPVC bay window to front, panelling, radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, fitted cupboard, radiator, power points. Carpet.

Bedroom 3

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

Bathroom

Opaque double glazed window to rear, freestanding bath, low level WC, wash hand basin, towel rail/radiator, extractor fan.

Outside

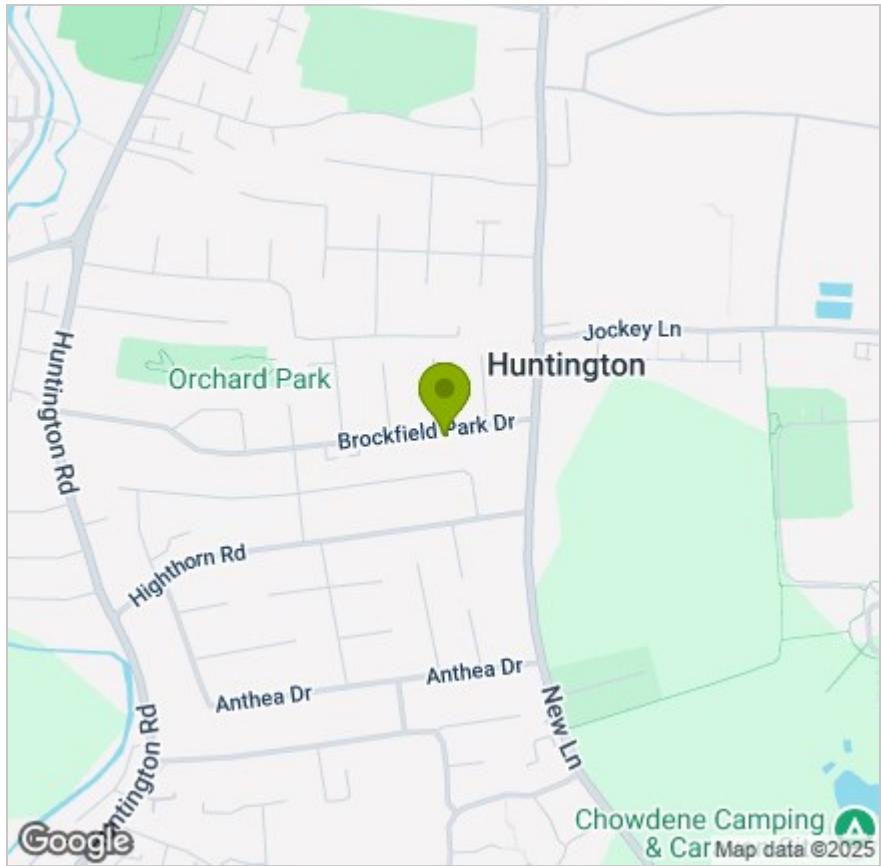
Front driveway with a landscaped area providing ample off-street parking and the potential for electric car charging. Rear lawned garden with decked area, timber fence panelling, pagoda and an outside power socket.



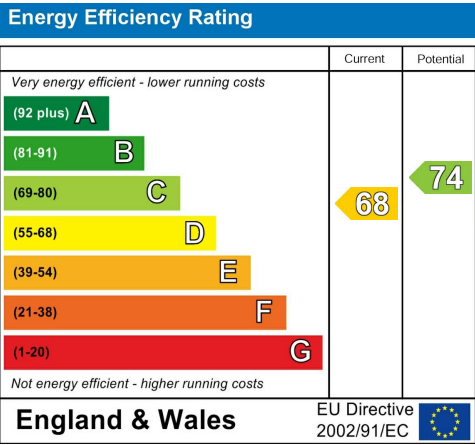
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.