



22 Meadowfields Drive
York, YO31 9HN
Guide Price £450,000

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NO ONWARD CHAIN

A fabulous semi-detached extended home with impressive kitchen and bathroom located on this quiet residential street. Renovated throughout, this quality property is certain to appeal to a range of buyers. With recently updated electrics and central heating and a versatile layout, the bright and airy living accommodation comprises: entrance hallway, 20ft open plan kitchen/dining room with bi-fold doors to garden, lounge with media wall, study/family room, utility area, cloakroom/w.c., first floor landing, three first floor double bedrooms including master bedroom with three piece ensuite and separate four piece house bathroom. To the outside is a gravelled driveway providing ample off-street parking and the potential of electric car charging, integral single garage with brick store and walled rear landscaped garden. An accompanied viewing of this superb property is strongly recommended.

Entrance Hallway

Composite entrance door, luxury vinyl tiling to floor, carpeted stairs to first floor

Lounge

14'4" x 11'6" (4.37m x 3.51m)

uPVC bay window to front, double panelled radiator, media wall, television point, power point, luxury vinyl tiling flooring

Kitchen

14'4" x 10'3" (4.37m x 3.12m)

Fitted wall and base units with counter tops, electric oven and induction hob, microwave, fridge freezer, integrate dishwasher, luxury vinyl tiled flooring, power points

Dining Room

13'1" x 10'6" (3.99m x 3.20m)

Feature bi-fold doors, luxury vinyl tiled flooring, power points double panelled radiator, spotlights





Utility

Plumbing and power for washing machine, luxury vinyl tile flooring, power points, door to integral garage

Study/Playroom

11'9" x 8'4" (3.58m x 2.54m)
uPVC double glazed door to patio, double panelled radiator, power points, luxury vinyl tiled flooring, spotlights

Cloakroom

Low level w.c, wash hand basin, towel radiator, extractor fan, luxury vinyl tiled flooring

First Floor Landing

Loft access via drop-down ladder, power points, carpet

Bedroom 1

14'8" x 12' (4.47m x 3.66m)
uPVC window to front, double panelled radiator, carpet and power points

En-suite

Walk in shower cubicle, low level w.c., wash hand basin part tiled walls, tiled flooring, recessed spotlights, extractor fan

Bedroom 2

14'9" x 11'4" (4.50m x 3.45m)
uPVC bay window to front, wardrobe/cupboard, double panelled radiator, carpet, power points

Bedroom 3

14'5" x 9'6" (4.39m x 2.90m)
Two uPVC windows to rear, double radiator, carpet, power points

House Bathroom

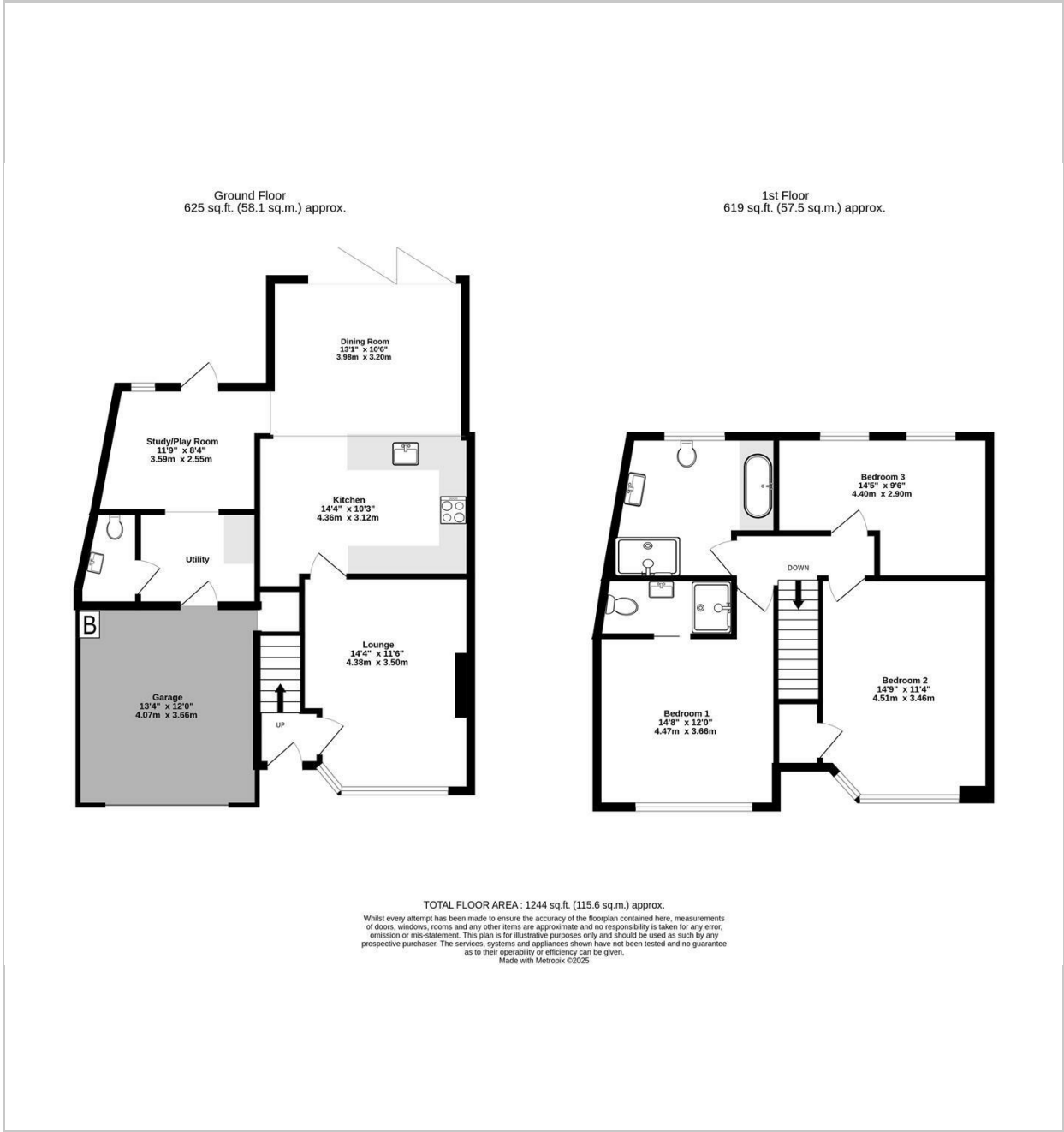
Window to rear, panelled bath with tiled surround and central taps, walk-in shower, low level w.c., wash handbasin, part tiled walls, tiled floor, recessed spotlights, extractor fan

To the outside

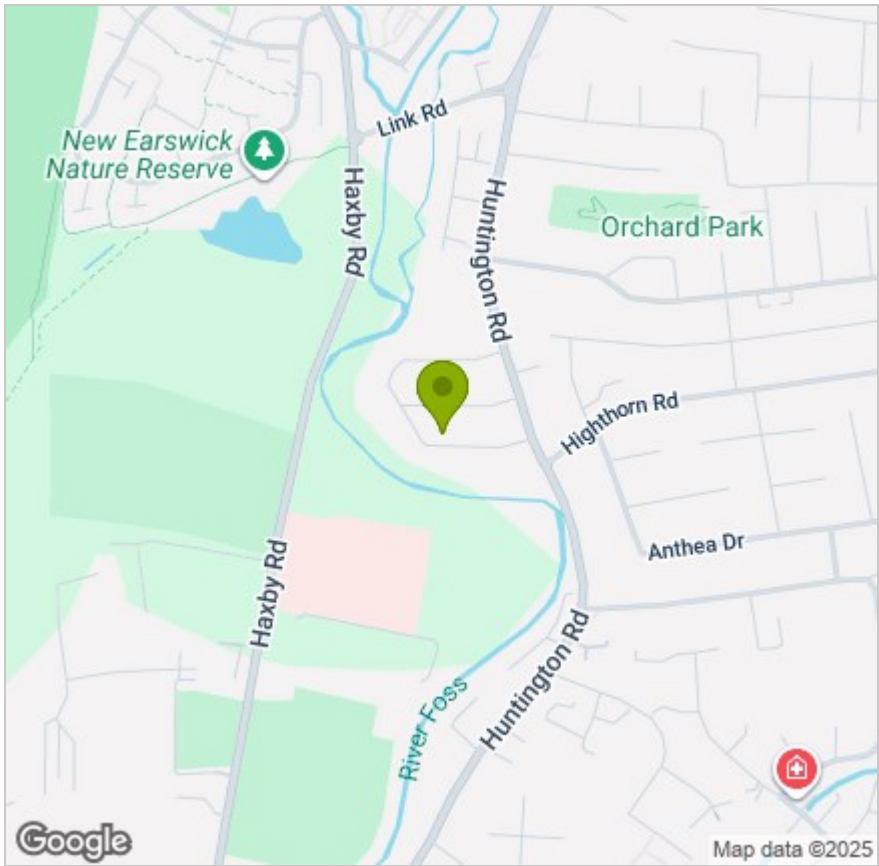
Gravelled front driveway with brick boundary wall, brick store, rear patio, lawn, timber fenced boundary, outside tap, integral garage with roller door, power and lighting



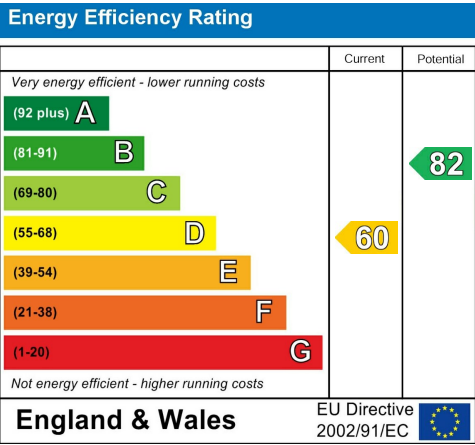
FLOOR PLAN



LOCATION



EPC



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