

#### NO ONWARD CHAIN

A fabulous semi-detached extended home with impressive kitchen and bathroom located on this guiet 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) Tow 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** Link Rd New Earswick Nature Reserve Haxby Rd Huntington Rd Orchard Park Ground Floor 625 sq.ft. (58.1 sq.m.) approx. 1st Floor 619 sq.ft. (57.5 sq.m.) approx. Highthorn Rd Dining Room 13'1" x 10'6" 3.98m x 3.20m Anthea Dr Lounge 14'4" x 11'6" 4.38m x 3.50m Bedroom 2 14'9" x 11'4" 4.51m x 3.46m **Coople** Bedroom 1 14'8" x 12'0" 4.47m x 3.66m Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 82 TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx. (69-80) every attempt has been made to ensure the accuracy of the floorplan contained here, measurements it, windows, norms and any other items are approximate and no responsibility is taken for any error, the purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made very Metopox (2020). (55-68) 60 (39-54)

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(21-38)

Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC