

NO ONWARD CHAIN!. A two bedroom extended end of terrace house on a decent plot located on this residential street off Melrosegate and within easy access into York city centre, the University and outer ring road. With the added potential to extend and enhance further, the bright and spacious living accommodation comprises; entrance hallway, 16ft lounge, open plan kitchen/dining room, first floor landing, two first floor double bedrooms and three piece fully tiled house shower room.

To the outside is a front garden with opportunity for off street parking and electric car charging. Side and rear garden with patio and lawn, attached brick store and timber fence boundary.

An internal viewing is strongly recommended.

## **Entrance Hallway**

Composite entrance door, tiled flooring, carpeted stairs, single panelled radiator

## Lounge

Bay window to front, burner with tiled hearth, single panelled radiator, carpeted flooring, power points, understairs cupboard

#### Kitchen

Fitted wall and base units with countertop, kitchen island, stainless stell sink and mixer tap, built-in gas hob and eye level oven, built-in microwave, space and plumbing for other appliances, column radiator, tiled flooring, power points, cupboard housing gas combination boiler, recessed spotlights, bi-folding doors onto patio, uPVC door to side

### **First Floor Landing**

Window to side, carpeted flooring, power points

#### **Bedroom 1**

Two uPVC windows to front, fitted wardrobes, single panelled radiator, carpeted flooring, power points















#### Bedroom 2

uPVC window to rear, single panelled radiator, vinyl flooring, power points

#### **Bathroom**

Opaque uPVC window to rear, large walk-in tiled shower enclosure, low level wc, wash hand basin, tiled walls and flooring, towel radiator, extractor fan

#### Outside

Front lawn garden with brick boundary wall, (dropped curb for potential off street parking), timber gate to side, rear paved patio, brick store, lawn, timber store, timber fence boundary, outside tap

# **Planning Permission**

We have been notified by the current vendor that planning permission has been granted for a single storey and two storey 22/00323/FUL. and footings have been installed.

## **Agents Notes**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.





### **FLOOR PLAN LOCATION** Ground Floor 443 sq.ft. (41.2 sq.m.) approx. Melrosegate Playing Fields Fifth Ave 1st Floor 315 sq.ft. (29.2 sq.m.) approx. St Nicks - Nature Reserve & Environment Centre Kitchen/Dining Room 14'6" x 13'10" York Mosque 4.43m x 4.22m Bathroom 07'7" x 7'6" <del>2.31m</del> x 2.28m Bedroom 2 10'10" x 6'8" Hull Road 3.30m x 2.03m Park Hull Rd Hull Rd HULL ROAD Coogle Map data @2025 Lounge 16'0" x 11'4" **Energy Efficiency Rating** Bedroom 1 4.88m x 3.45m 11'2" x 10'11" Potential Very energy efficient - lower running costs **EPC** (92 plus) A ntrance Hall 87 (69-80) D (55-68) (39-54) TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx. Whitst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and ship other times are approximate and no responsibility is taken for any error, and ship other times are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have been tested and no guarantee as to their operability or efficiency can be given. As to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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