



Churchills Estate Agents are delighted to offer for sale this three-bedroom semi-detached house located north of York city centre and close to Monks Cross shopping park and Clifton Moor with frequent bus links and nearby schools and amenities. This well cared for home would suit a variety of buyers, benefitting from uPVC double glazing and gas central heating.

Internally it comprises entrance hall, lounge, breakfast kitchen, w.c./cloaks, conservatory, first floor landing, three first floor bedrooms (two double, one good sized single), three piece house bathroom. To the outside is a gated front driveway providing off street parking and the potential for electric car charging, large timber lean to car port, rear lawned garden with timber fenced boundary and detached single garage/workshop. An accompanied viewing is strongly recommended.

Entrance Hall

uPVC entrance door, double panelled radiator, carpeted stairs to first floor. laminate flooring. Doors to:

Lounge

14'1" x 11' (4.29m x 3.35m)
uPVC double glazed window to front, gas fire with surround and hearth, double panelled radiator, TV point, power points. laminate flooring

Dining Kitchen

17'3" x 10'2" (5.26m x 3.10m)
Fitted wall and base units incorporating counter top 1 1/2 stainless steel sink and drainer with mixer tap, fitted eye level oven and integrated built in electric hob, plumbing for washing machine, space for appliances, double panelled radiator, power points, uPVC double glazed window to rear, door to car port, French doors on to conservatory. laminate flooring

Conservatory

9'10" x 9'2" (3.00m x 2.79m)
uPVC double glazed windows and French doors on to patio, power points, tiled flooring





Cloakroom

4'11" x 2'11" (1.50m x 0.89m)

uPVC double glazed window to side, wash hand basin, low level WC, laminate flooring

First Floor Landing

uPVC double glazed window to side. Carpet. Doors leading to:

Bedroom 1

11' x 10'8" (3.35m x 3.25m)

uPVC double glazed window to front, single panelled radiator, power points, carpet

Bedroom 2

10'4" x 8'4" (3.15m x 2.54m)

uPVC double glazed window to rear, fitted storage cupboard, single panelled radiator, power points, carpet

Bedroom 3

8'3" x 7'7" (2.51m x 2.31m)

uPVC double glazed window to rear, single panelled radiator, power points, carpet

Bathroom

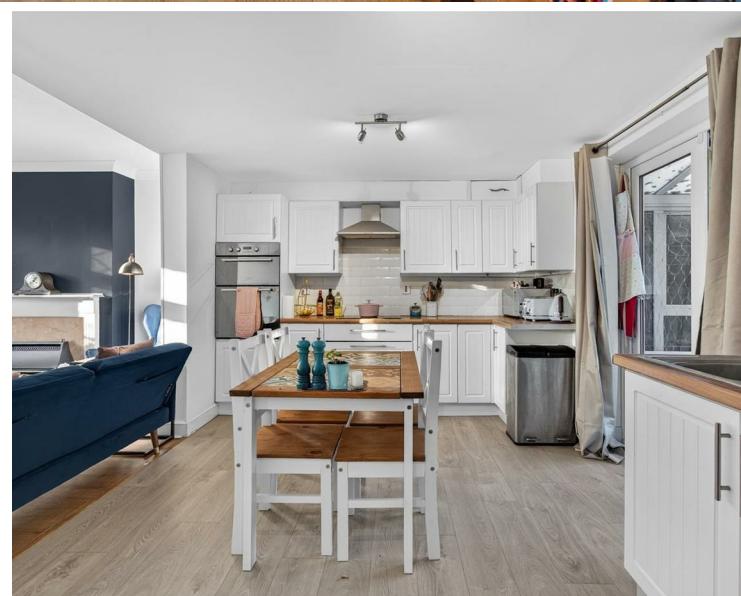
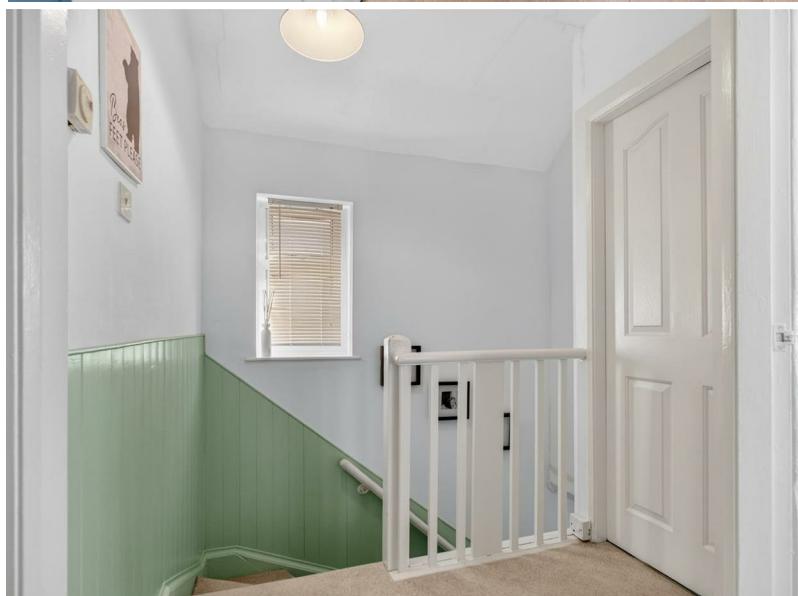
Opaque double glazed window to side, panelled bath with shower head over, vanity unit housing wash hand basin, low level WC, double panelled radiator, tiled walls, vinyl flooring

Outside

Front gated driveway providing ample off street parking for at least 2 vehicles with brick built boundary, side access via car port, rear garden with outside tap and lighting, lawn, gravel and concreted areas with fence surround. Large workshop/Garage with power and lighting

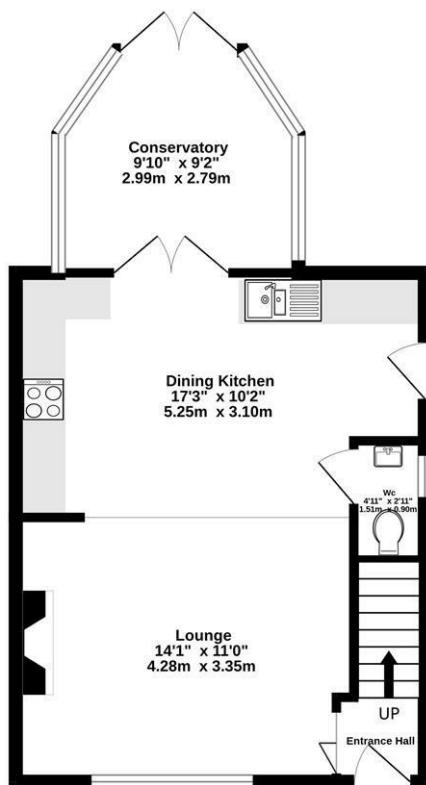
Agents Notes:

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

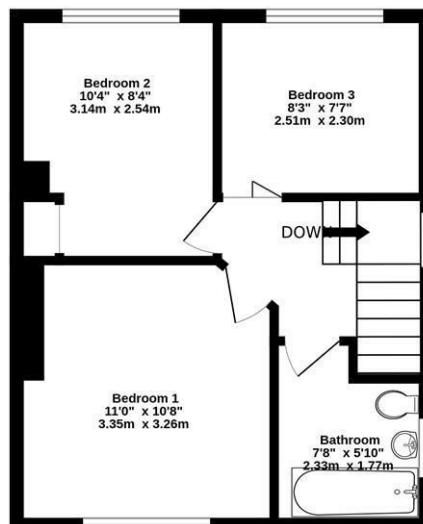


FLOOR PLAN

Ground Floor
438 sq.ft. (40.7 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.

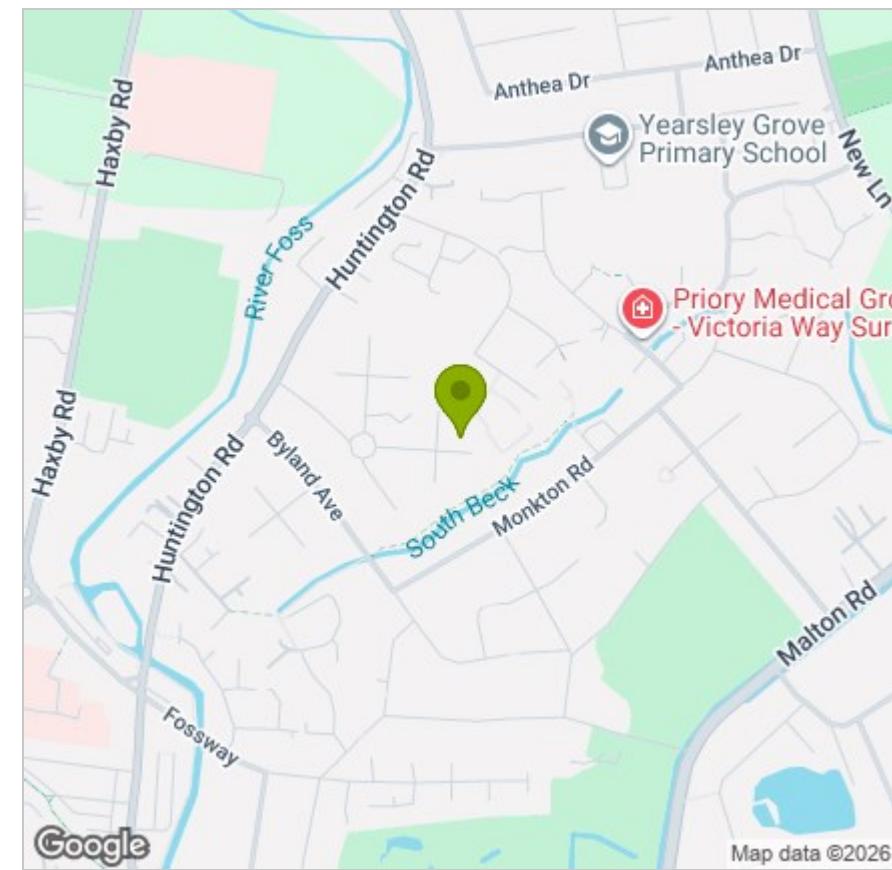


TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

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	85
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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