



10 Embleton Drive,
York, North Yorkshire YO30 5FA

Guide Price £279,950


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Bishops Personal Agents bring to the market an excellent, two bedroom semi-detached house, located at the end of a cul-de-sac, offering the best in city suburb living, situated in a quiet street just to the south/west of York in Rawcliffe, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. With the opportunity to add your own stamp and style, this property will appeal to a multitude of buyers including first-time buyers, single professionals, couples, those looking to retire and buy to let investors. With the benefit of gas central heating and double glazing, the property in brief comprises; Entrance porch, opening to the spacious living room, the focal point being the feature fireplace. To the rear of the house we find the kitchen/breakfast room, with a range of fitted units, some integral appliances and stairs lead up to the first floor. From the first floor landing, we find two well-proportioned bedrooms, the principal with built in wardrobes and a bathroom. Outside to the front, we find ample off street parking leading to the detached garage. To the rear, a fenced garden with a paved patio area, perfect for outside entertaining. Sold with no onward chain! An early viewing comes highly recommended, not to miss out on this superb home.

Embleton Drive is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Entrance Porch

Front entrance door into the porch. Door leading to...

Living Room

15' 11" x 11' 6" (4.85m x 3.50m)

Double glazed windows to front aspect, feature ornate Adams style fireplace with marble hearth and inset gas fire*, ceiling coving, under stairs storage, tv, telephone points* and radiator*. Door leading to...

Kitchen/Breakfast Room

11' 6" x 11' 3" (3.50m x 3.43m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, sink with mixer taps, electric cooker, washing machine*, fridge*, down lighting, double glazed windows to rear aspect, breakfast bar and radiator*. Door leading to the garden. Staircase to first floor accommodation.



First Floor Landing

Loft hatch to the attic with a combi boiler*. Doors leading to..

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.32m)

Double glazed windows to rear aspect, ceiling coving, alcove cupboard and radiator*.

Bedroom 2

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed windows to front aspect, ceiling coving, built in wardrobes, dressing table and radiator*.

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

White suite comprising; Panelled bath with mixer taps, mains shower over*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to side aspect and radiator*.



Outside

To the front of the property is a lawn garden area and ample off street parking leading to the garage. To the rear is a fully enclosed fenced garden with shrub borders and a paved patio area, perfect for outside entertaining.

Garage

17' 4" x 9' 0" (5.28m x 2.74m)

Garage with power and lighting. Up and over door. Door leading to the garden.

Agents Note

Epc rating C. Council tax band C.

Broadband supplier: Empty house, Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.





[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

10 Embleton Drive YORK YO30 5FA	Energy rating C	Valid until:	3 September 2035
		Certificate number:	0544-3054-9201-1845-3204

Property type

Semi-detached house

Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

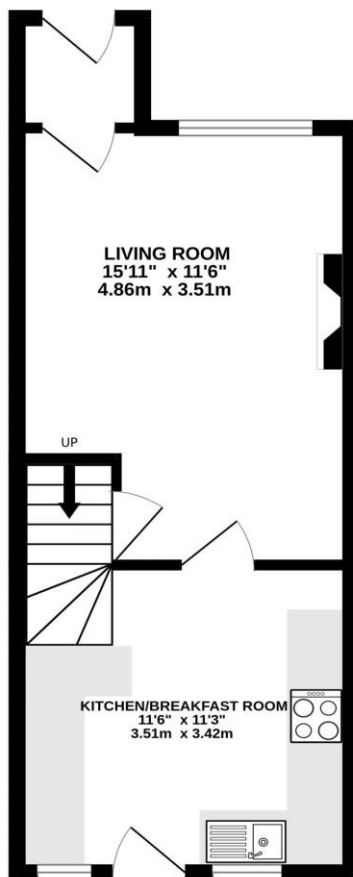
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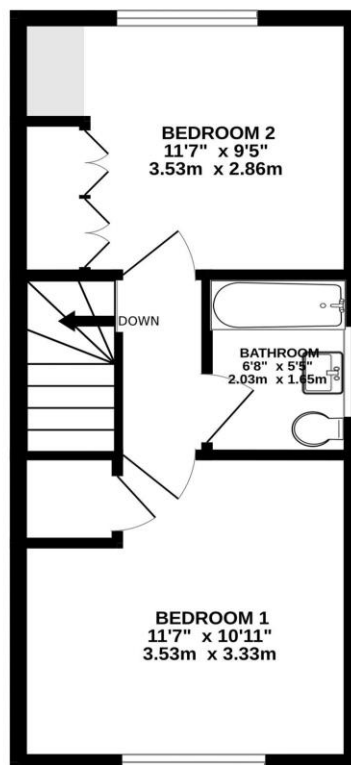
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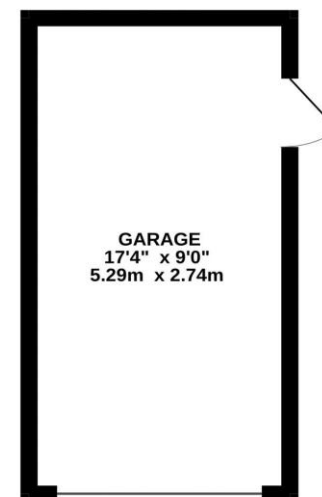
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



GARAGE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 636sq.ft. (59.1 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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