



CONISTON DRIVE, YORK

3 Coniston Drive, York, North Yorkshire, YO10 3RZ

PETER
MOODY
& COMPANY

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- Traditional Semi Detached House
- 3 Bedrooms
- House Bathroom
- Living Room
- Dining Kitchen
- Attractive Gardens
- Driveway
- Potential For Extension
- Quiet Cul de Sac Location

York City Centre 2 Miles. York Station 2½. Miles University of York 1½. Miles

Description

An attractive traditional style semi-detached house in the popular Osbaldwick area of York. Situated within a quiet cul de sac the house has lawned gardens to the rear backing onto mature trees lining the Derwent Valley Railway cycle route. The accommodation is laid out over two floors and benefits from UPVC double glazing and gas central heating. To the ground floor a period oak panelled door leads from the hall to a lounge with wide bay window to the front and attractive fireplace with oak surround. A further oak door leads into the dining kitchen which has a range of modern fitted units with an integral oven and hob. A half-glazed door gives access to the rear garden. On the first floor oak panelled doors open into two double bedrooms, a single bedroom and house bathroom with white suite. The current owners obtained planning permission for a substantial 'wrap around' extension. This has now lapsed but there is potential to re-apply and the plans are still available for potential buyers. An early viewing of this lovely house is strongly recommended.

Location

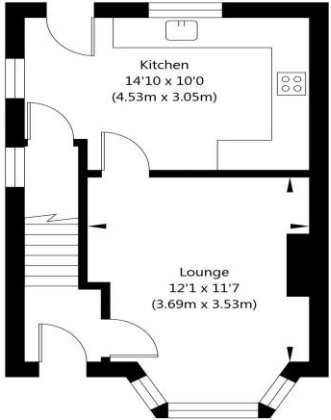
Coniston Drive lies around two miles to the east of York city centre and enjoys easy access to the University of York campus at Heslington and the York outer ring road at Grimston Bar. Regular buses operate from the area and York railway station has services to London taking less than 2 hours.

Council tax band B

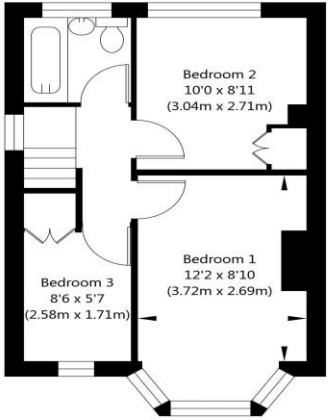
Guide Price £275,000



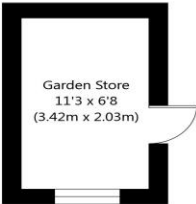
FLOOR PLANS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 353 SQ FT / 32.76 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 348 SQ FT / 32.36 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 701 SQ FT / 65.12 SQ M - (Excluding Garden Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		