

LANCASTER
SAMMS

18 Granary Walk, York

York

£535,000



A modern detached family home, immaculately presented and offered with the convenience of no onward chain. The property opens to the front into a welcoming entrance hallway with access to the lounge to the front elevation. The lounge is well proportioned and nicely decorated in neutral tones.

To the rear of the property is a light and airy living, kitchen-diner, offering ample space for a breakfast/dining table as well as sitting room furniture allowing this space to be used throughout the day and offering a social living environment.

The kitchen itself boasts a series of contemporary wall, base and full height units with an oven and combination microwave, integrated fridge-freezer and dishwasher. Adjacent to the kitchen is a handy utility room with provisions for a washing machine and tumble drier with additional sink.

A WC accessed from the hallway completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing and four bedrooms. The Master Bedroom benefits from a fully tiled en-suite shower room as well as built in wardrobe. The second bedroom also benefits from a built in wardrobe. The third bedroom is a further double bedroom whilst the fourth bedroom is slightly smaller but perfectly suited as either a single bedroom, nursery or home office. The bedrooms are served by a contemporary, fully tiled family bathroom. Externally, to the front is a footpath leading to storm porch and front door, with planted shrubs providing some colour. To the side is a drive leading to a brick built, pitched roofed garage. To the rear is a lawn garden and patio with neat borders and bay trees planted at the rear for extra privacy.

In summary, a walk in condition family home situated on a desired development, offered with the convenience of no onward chain.

LOCATION -Granary Walk forms part of a desirable development providing good access to York City Centre a short walk away from 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 also located a short distance away. The local Primary & Secondary Schools both have 'Good' Ofsted ratings.

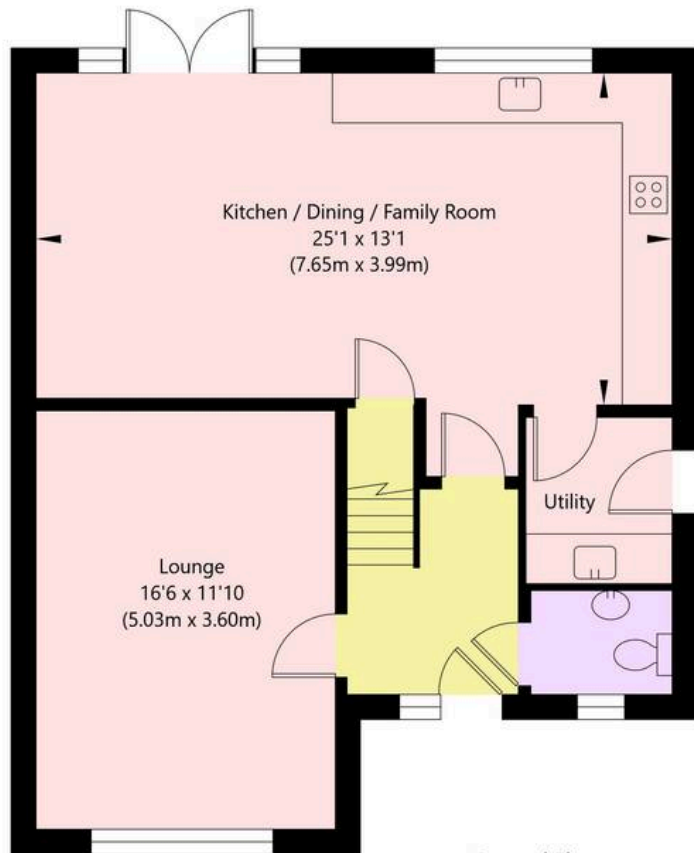




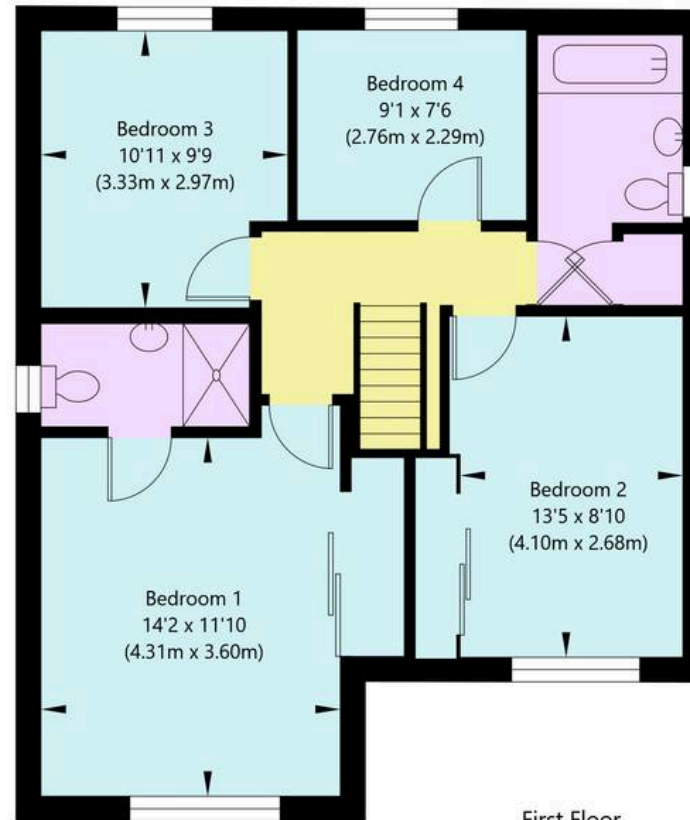




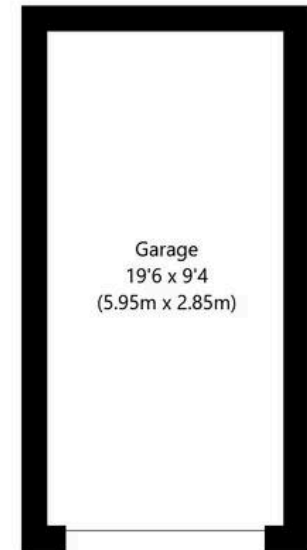
Granary Walk, York, YO30 6QN



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 678 SQ FT / 62.98 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 690 SQ FT / 64.08 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1368 SQ FT / 127.06 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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