

LANCASTER  
SAMMS

10 Landau Close, York

York

£535,000





Located within a highly sought-after residential area just off Shipton Road, this delightful four bedroom detached home offers well designed living space to attract the modern buyer.

Upon entering the property, the entrance hallway leads to the lounge, with natural light from the large front window with fitted blinds. An electric fireplace with decorative surround creates a focal point and complements the wooden floor with its neutral tones.

Accessed via an archway from the lounge, the spacious and sociable living kitchen-diner has been previously extended to become the real heart of the home. The kitchen boasts a range of wall and base units, integrated appliances, plus kitchen island with breakfast bar, ideal for casual dining. Further provision for a more formal dining table and chairs plus additional seating area can be accommodated in this extensive open plan space. Large sliding doors open onto a stone paved patio in the rear garden. Further off the kitchen is a separate utility room with the necessary provisions for appliances and additional fitted storage. A cloakroom/WC completes the ground floor accommodation.

Upstairs, the property boasts three good sized double bedrooms and one single, ideal as a home office or nursery. The master bedroom also includes an en-suite shower room whilst the other bedrooms are served by a three piece family bathroom.

Externally, the property is surrounded by mature trees to the front offering a great degree of privacy. The driveway provides ample space for off street parking, and leads directly to a useful store, ideal for bikes/garden accessories. To the rear is a low maintenance garden with superb privacy, mainly stone paved with a hedge and fence border, edged with low maintenance plants, trees and shrubs.

In summary, a fabulous extended detached family home offered in walk in condition.

#### LOCATION

Landau Close off Shipton Road 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. 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. Just across the road 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 on foot.

EPC Rating: C









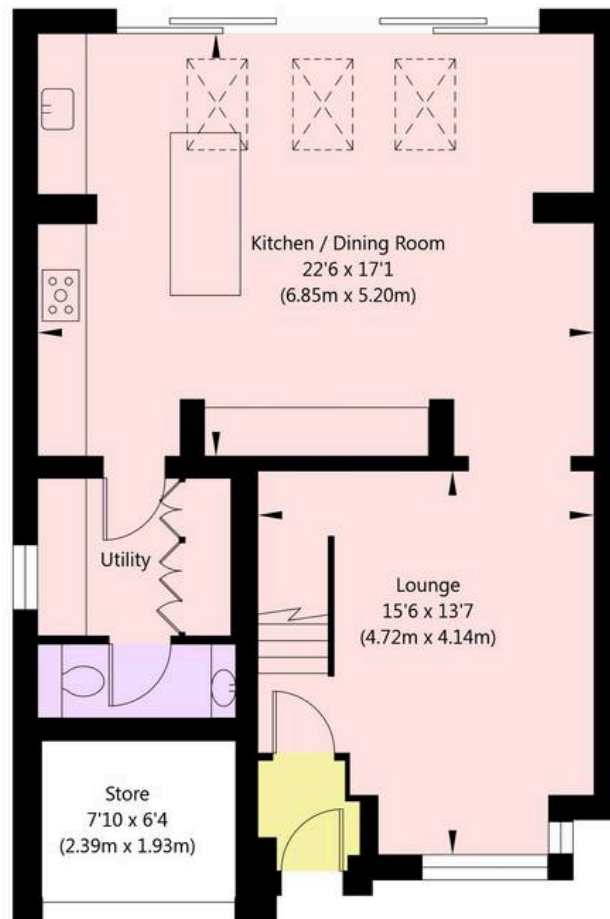




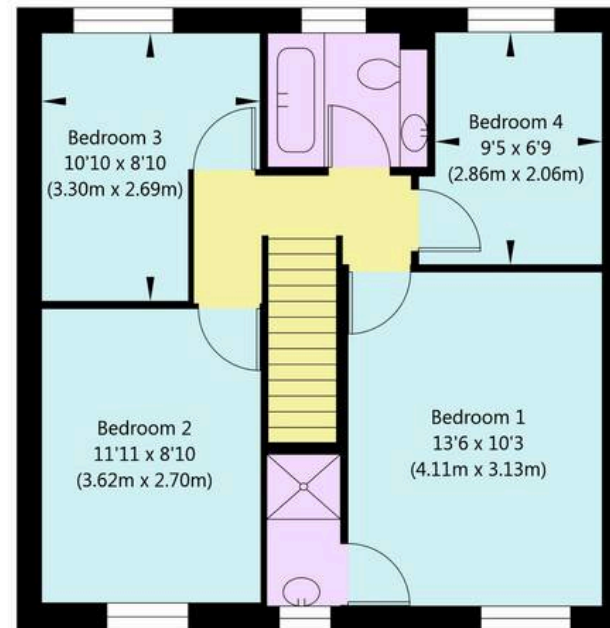




# Landau Close, Clifton, York, YO30 5FT



Ground Floor - (Excluding Store)  
GROSS INTERNAL FLOOR AREA  
APPROX. 693 SQ FT / 64.35 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 523 SQ FT / 48.55 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1216 SQ FT / 112.9 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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