Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

86 Oakland Avenue

York, YO31 1DF

Offers Over £525,000

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An impressive 4 bedroom extended semi-detached house on this quality street in the sought after and popular area of Heworth convenient for York city centre, Monks Cross shopping park, nearby walks and the outer ring road. This well cared for home is situated on a good sized plot benefitting from off street parking and an attached good sized single garage, uPVC double glazing and gas central heating.
Internally it comprises; entrance hallway, lounge with bay window, sitting room, large 'L' shaped kitchen/diner with uPVC French doors to a paved stone patio, first floor landing, three first floor bedrooms (two doubles and one single), house bathroom, WC, second floor landing, second floor double bedroom with fitted storage and three piece shower en-suite.
To the outside is a front driveway and garden with brick boundary wall leading to an attached single garage whilst to the rear is a paved patio, lawn with timber fence boundary.
An accompanied viewing is strongly recommended. Please call Churchills Estate Agents today.

Entrance Hallway
Composite entrance door, single panelled radiator, carpeted flooring, power points, storage cupboard, stairs to first floor

Lounge
uPVC bay window to front, newly fitted window shutters, electric fire with surround, single panelled radiator, carpeted flooring, power points

Sitting Room
Single panelled radiator, carpeted flooring, power points, French doors to Dining area

Kitchen/ Dining Room
Fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, dual fuel range oven, integral dishwasher, space and plumbing for other appliances, two double panelled radiators, power points, tiled flooring with underfloor heating, two Velux windows, recessed spotlights, pantry cupboard, uPVC door to side

First Floor Landing
uPVC window to side, carpeted flooring, power points, stairs to second floor

Bedroom 2
uPVC bay window to front, single panelled radiator, carpeted flooring, newly fitted built in wardrobes, power points

Bedroom 3
uPVC window to rear, carpeted flooring, power points, single panelled radiator

Bedroom 4
uPVC window to front, single panelled radiator, carpeted flooring, power points

House Bathroom
Opaque uPVC window to rear, panelled bath with shower over, pedestal wash hand basin, cupboard housing gas combination boiler, recessed spotlights, carpeted flooring

Separate WC
Opaque window to side, low level WC, carpeted flooring

Second Floor Landing
uPVC window to side, carpeted flooring, power points, door to;

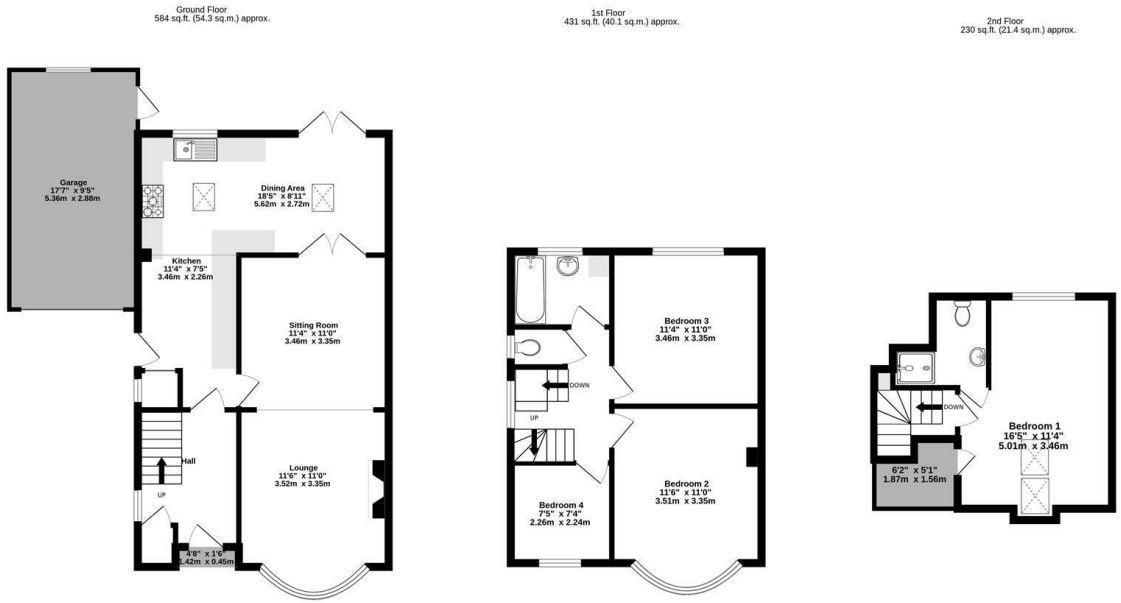
Bedroom 1
uPVC window to rear, two Velux windows to front, double panelled radiator, carpeted flooring, power points, storage cupboard and eaves storage

En-Suite
Walk-in tiled shower cubicle, low level WC, wash hand basin, extractor fan, tiled flooring

Outside
Front driveway for at least two vehicles, brick boundary wall and lawn to front. Rear paved patio, large lawn with timber fence boundaries

Garage
Up and over garage door, power and lighting, window and door to the rear.

FLOOR PLAN



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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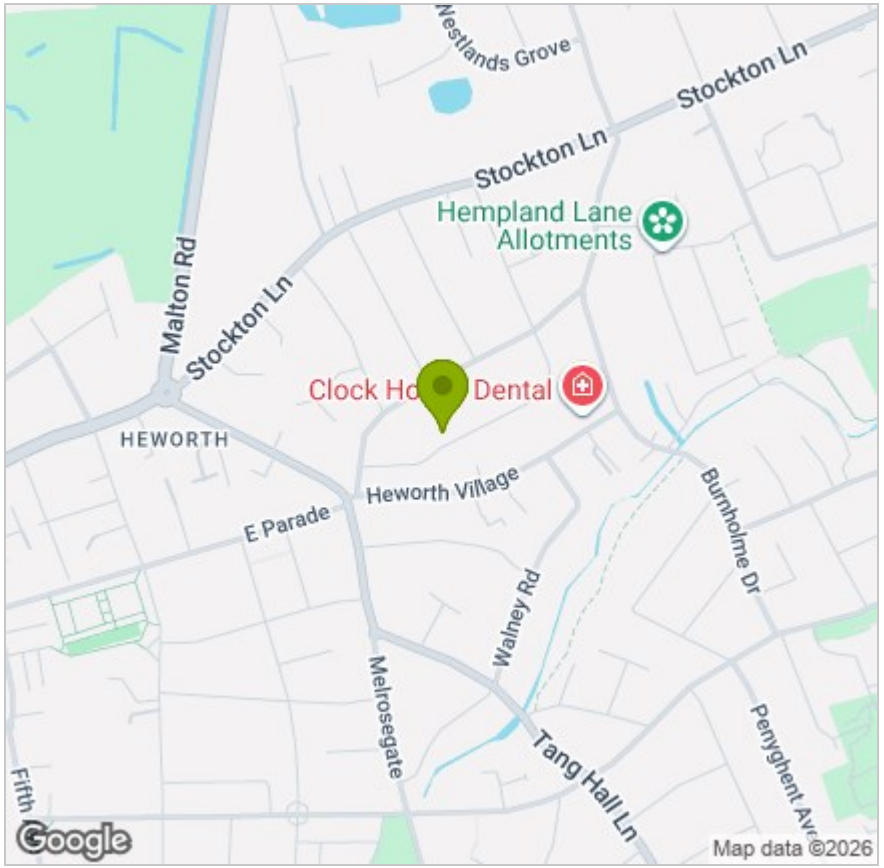
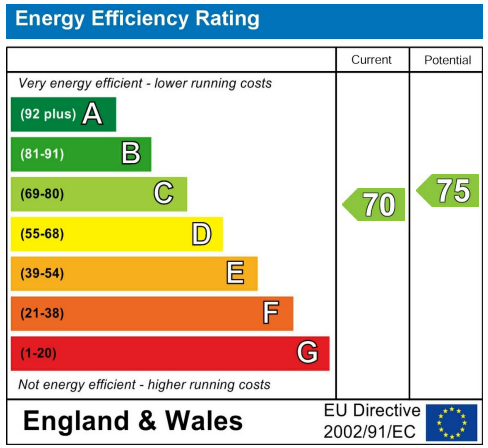
LOCATION



EPC



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