



44 Sycamore Terrace  
York, YO30 7DN  
£495,000

## NO ONWARD CHAIN!

Located on this quiet residential street off Bootham and moments from York's historic city walls and convenient for York railway station via Scarborough Bridge as well as being close to sought after schools and popular amenities.

This three bedroom semi detached house is sure to appeal to a range of buyers looking for an exciting opportunity to purchase a traditional built home within a quality area. Internally it comprises: entrance hallway, lounge with bay window, 15' sitting/dining room with views over the garden towards playing fields, fitted kitchen, first floor landing, three first floor bedrooms (two double and one single) and four piece house bathroom. To the outside is a front driveway providing ample off-street parking and the potential for electric car charging, shared side driveway with gate to rear garden with patio, lawn and timber fence and hedge boundary. There is also a detached single garage.

An accompanied viewing to realise the potential of this property is strongly recommended.

### Entrance Hallway

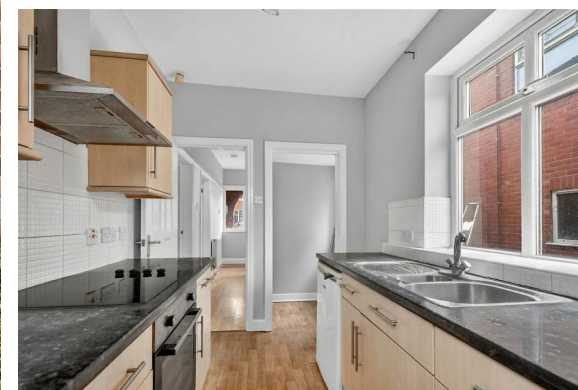
uPVC entrance door, opaque window to side, double panelled radiator, laminate flooring, power points, carpeted stairs to first floor

### Lounge

12' x 11'7 (3.66m x 3.53m)  
uPVC bay window to front, double panelled radiator, carpets, television points, power points, picture rail

### Sitting/Dining Room

17'8 x 11'7 (5.38m x 3.53m)  
uPVC bay window and door to rear, double panelled radiator, laminate flooring, power points





### **Kitchen**

11 x 7'3 (3.35m x 2.21m)

uPVC window to side, door to garden, fitted wall and base units with countertop, one and half stainless steel sink and drainer, vinyl flooring, space and plumbing for appliances, double panelled radiator, pantry cupboard, power points

### **First Floor Landing**

uPVC window to side, carpets, power points, loft access

### **Bedroom 1**

12' x 11'7 (3.66m x 3.53m)

uPVC bay window to rear, picture rail, carpets, power points

### **Bedroom 2**

14'4 x 11'7 (4.37m x 3.53m)

uPVC bay window to front, double panelled radiator, carpets and power points

### **Bedroom 3**

7'9 x 7'2 (2.36m x 2.18m)

uPVC window to front, double panelled radiator, carpets, power points

### **Bathroom**

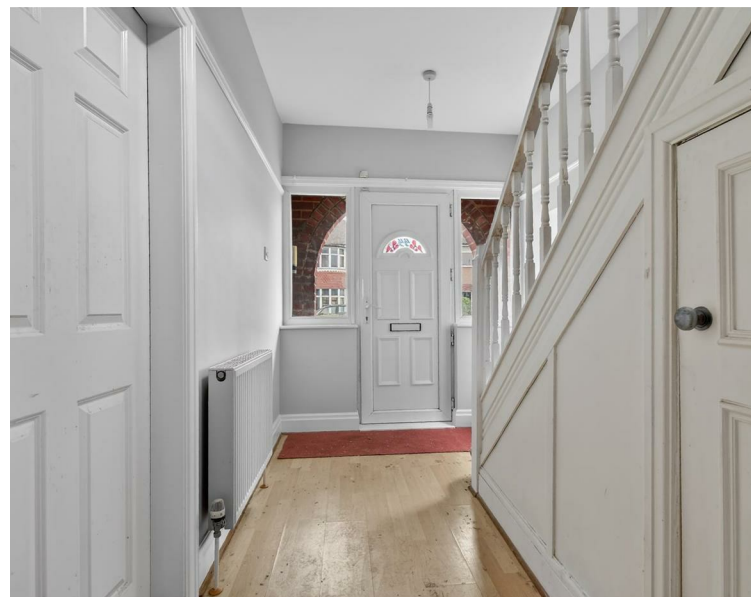
Opaque uPVC window to side and rear, panelled bath, low level W.C., wash hand basin, walk in shower cubicle, double panelled radiator, vinyl flooring, extractor fan

### **To the outside**

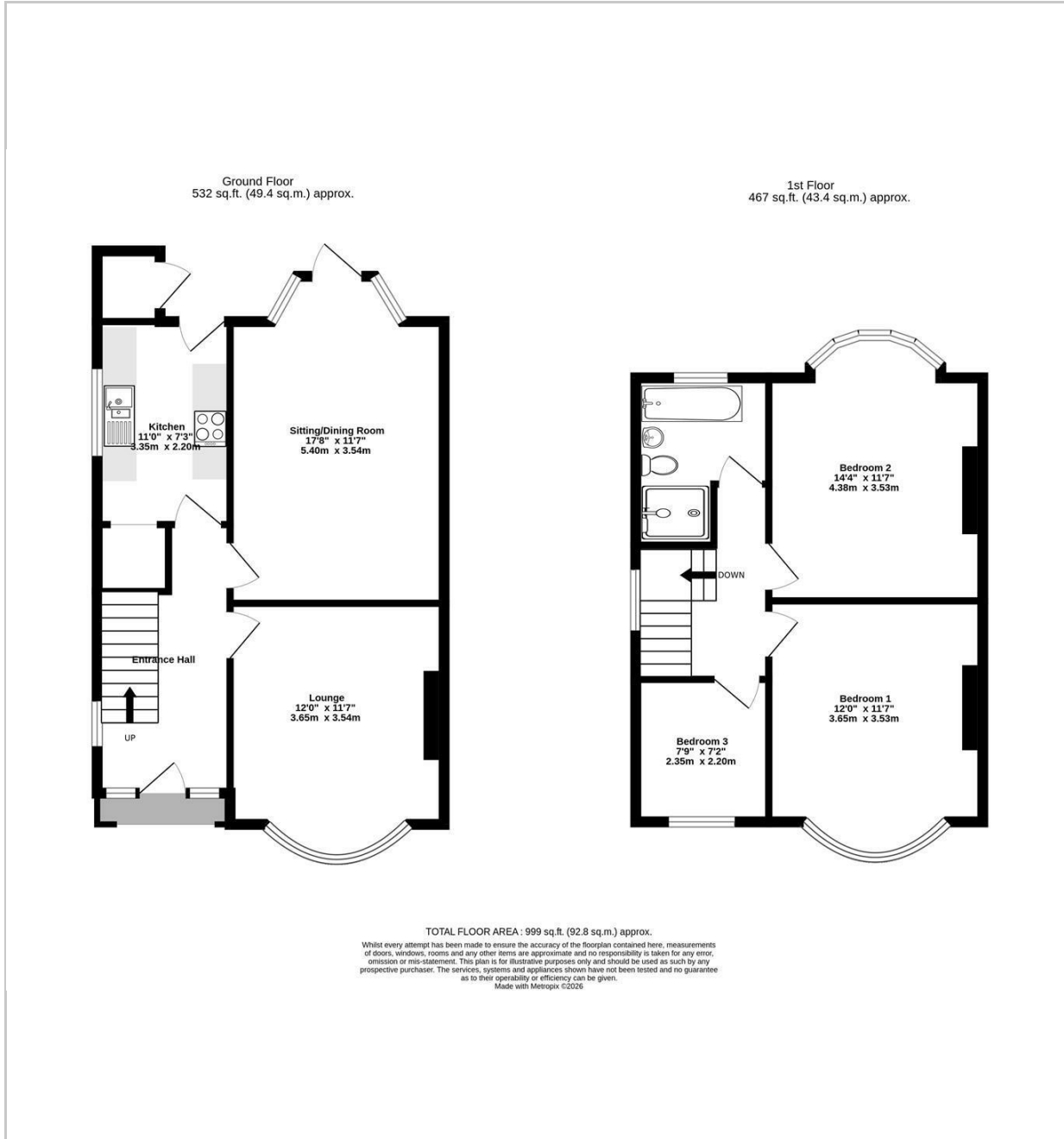
Front gravelled drive way with brick boundary wall and flower borders, shared side driveway, timber gate to rear garden. Rear garden with patio, lawn, timber fence and hedge boundary, flower borders, brick store. Single garage with up and over door.

### **Agents Note**

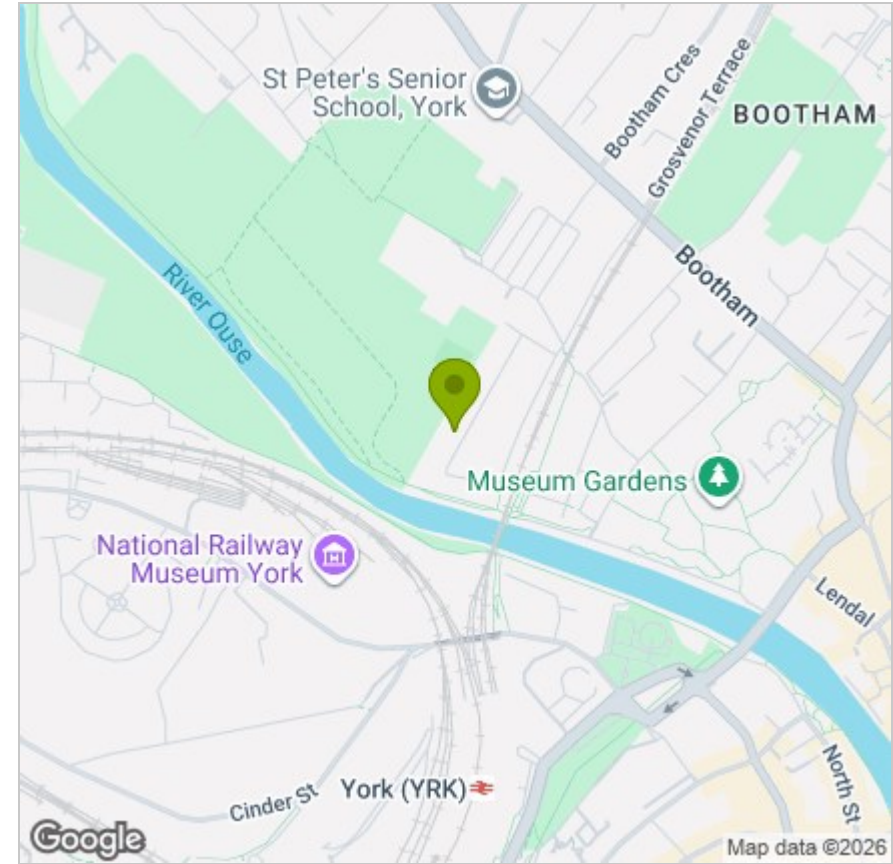
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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