



36 Dalmally Close
York, YO24 2XS

Guide Price £400,000



A superb, detached house with south-facing rear garden and ready to move in to. Churchills Estate Agents are delighted to offer for sale this three-bedroom home located on this quiet cul-de-sac within the popular residential area of Woodthorpe. Convenient for both York city centre and the outer ring road and served by local shops, popular schools and amenities. The well cared for living accommodation comprises: porch, entrance hallway, 15' lounge, dining room, fitted kitchen, conservatory, utility room, w.c./cloakroom, first floor landing, two double bedrooms with fitted wardrobes, a generous single bedroom and three piece shower room. To the outside is a small landscaped front garden with paved driveway for off-street parking and the potential for electric car charging, integral garage with electric roller door with power and lighting. The rear is accessed by a side gate which leads to a south facing lawn, flower borders and patio.

An accompanied viewing of this fabulous property is strongly recommended.

Entrance Porch

Upvc door, tiled flooring, recessed spotlights, power points, glazed door to entrance hallway

Entrance Hall

Double panelled radiator, laminate flooring, power points, storage cupboard, carpeted stairs to first floor

Lounge

14'11" x 13'3" (4.55m x 4.04m)

Upvc window to front, double panelled radiator, laminate flooring, gas fire with surround, power points, television points

Dining Room

10'4" x 9'7" (3.15m x 2.92m)

Column radiator, laminate flooring, power points, double panelled radiator, French doors to Conservatory

Conservatory

11'2" x 10'4" (3.40m x 3.15m)

Upvc glazing, double doors to garden, tiled flooring, power points

Kitchen

12' x 9'1" (3.66m x 2.77m)

Upvc window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board, integrated dishwasher, double panelled radiator, tiled flooring, power points





Utility Room

13'4" x 8'3" (4.06m x 2.51m)

Velux window, fitted wall and base units with counter tops, stainless steel sink and mixer tap, space and power points for appliances, tiled flooring, double panelled radiator, power points, Upvc door to rear

W.C./Cloaks

Low level w.c., wash hand basin, tiled flooring

First Floor Landing

Upvc window to side, carpets, airing cupboard with hot water cylinder, loft access, power point

Bedroom 1

12'11" x 11'7" (3.94m x 3.53m)

Upvc window to front, fitted wardrobes, double panelled radiator, carpets, power points

Bedroom 2

12'11" x 11'8" (3.94m x 3.56m)

Upvc window to rear, fitted wardrobes, single panelled radiator, laminate flooring, power points

Bedroom 3

8'9" x 8'8" (2.67m x 2.64m)

Upvc window to front, radiator, laminate flooring, power points

Shower Room

Opaque windows to rear and side, large walk-in shower with plumbing behind for bath (if required), low level w.c., wash hand basin, towel radiator, tiled walls, vinyl tiled flooring

Integral Garage

18'6" x 8'7" (5.64m x 2.62m)

Electric roller door, power points and lighting

To the outside

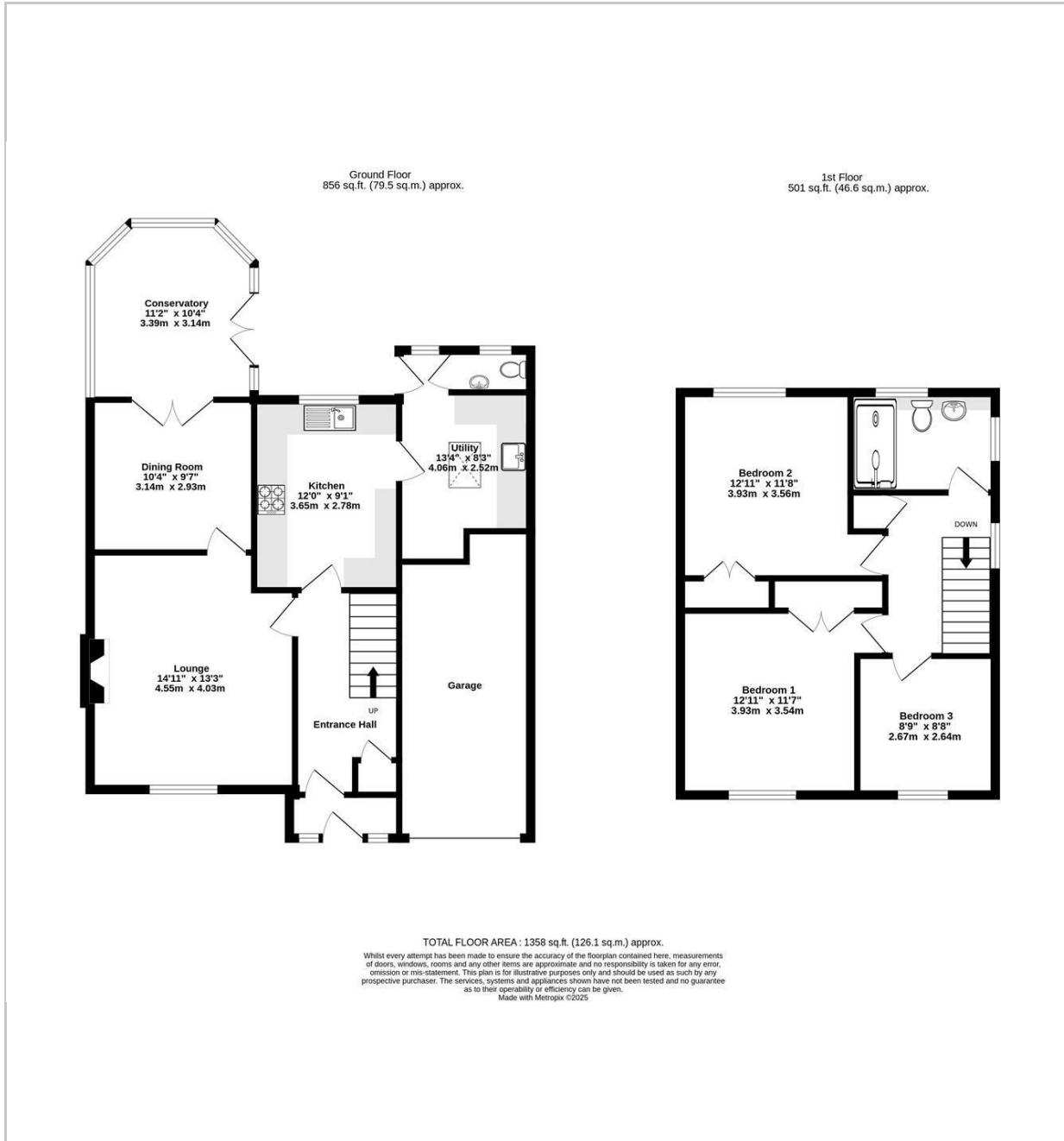
Front lawned garden, paved driveway, side gate for access, rear lawn, patio, flower borders, timber fenced boundary and outside tap

Agents Notes

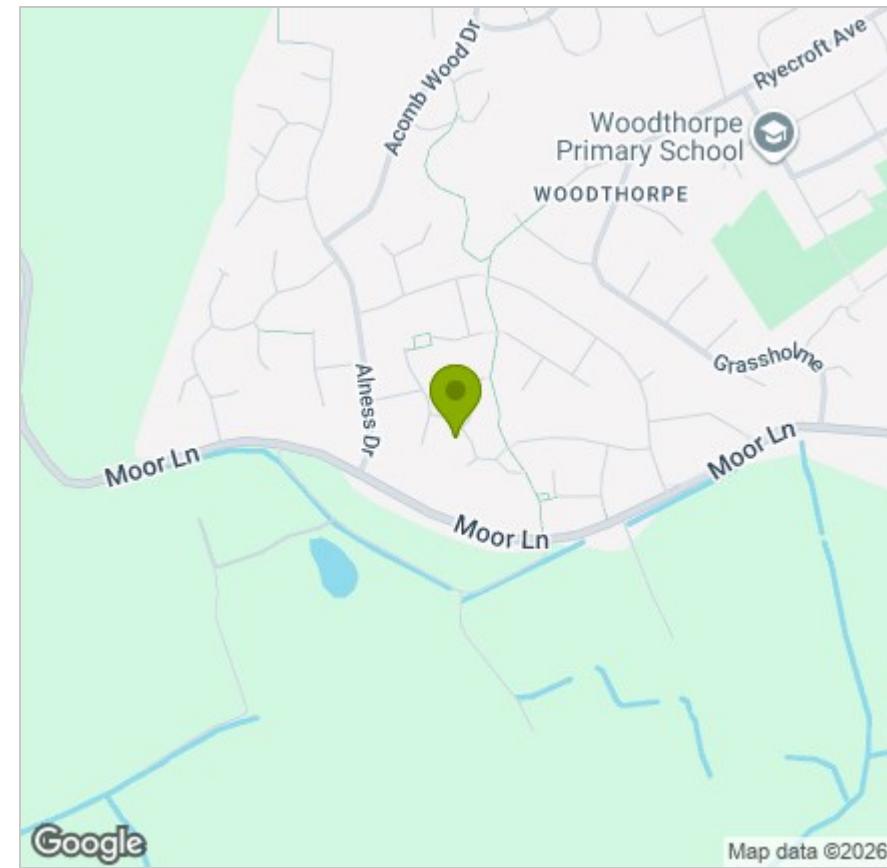
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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