



10 Danum Drive  
York, YO10 4LQ  
Guide Price £350,000

**NO ONWARD CHAIN - CUL-DE-SAC  
LOCATION - FULFORD SCHOOL  
CATCHMENT.**

A fabulous opportunity to purchase this impressive three bedroom semi-detached house in this quality area within the ring road and close to the city centre, York university and near by desirable schools and amenities.

This well cared for property, has the benefit from uPVC double glazing and gas central heating and fully comprises; entrance hallway, lounge with bay window, 17ft breakfast kitchen, first floor landing, three first floor bedrooms (two double and one single), three piece house bathroom. To the outside is a front driveway providing off street parking and the potential for electric car charging, secure rear garden with raised timber decked area, lawn and mature trees and shrubbery. A brick built garage/studio with power and lighting. An accompanied viewing is strongly recommended.



**Entrance Hallway**

Entrance door, double panelled radiator, window to side, carpeted flooring, power points, stairs to first floor



**Lounge**

uPVC bay window to front with shutters, electric fire with surround, radiator, carpeted flooring, power points



**Breakfast Kitchen**

uPVC windows to rear, door to decked area, fitted wall and base units with countertop, sink and draining board with mixer tap, space and plumbing for appliances, column radiator, built-in double oven and hob, recessed spotlights, power points



**First Floor Landing**

Window to side, carpeted flooring, loft access



### **Bedroom 1**

Window to front, carpeted flooring, radiator, power points

### **Bedroom 2**

uPVC window to rear, carpeted flooring, radiator, power points

### **Bedroom 3**

uPVC window to front, carpeted flooring, radiator, power points

### **Bathroom**

Opaque window to rear, panelled bath, low level WC, pedestal wash hand basin, extractor fan, vinyl flooring, towel radiator

### **Outside**

Front driveway with off street parking leading to side access and garage/studio, rear lawn, timber decked area, shared tree and fence boundary.

### **Garage/Studio**

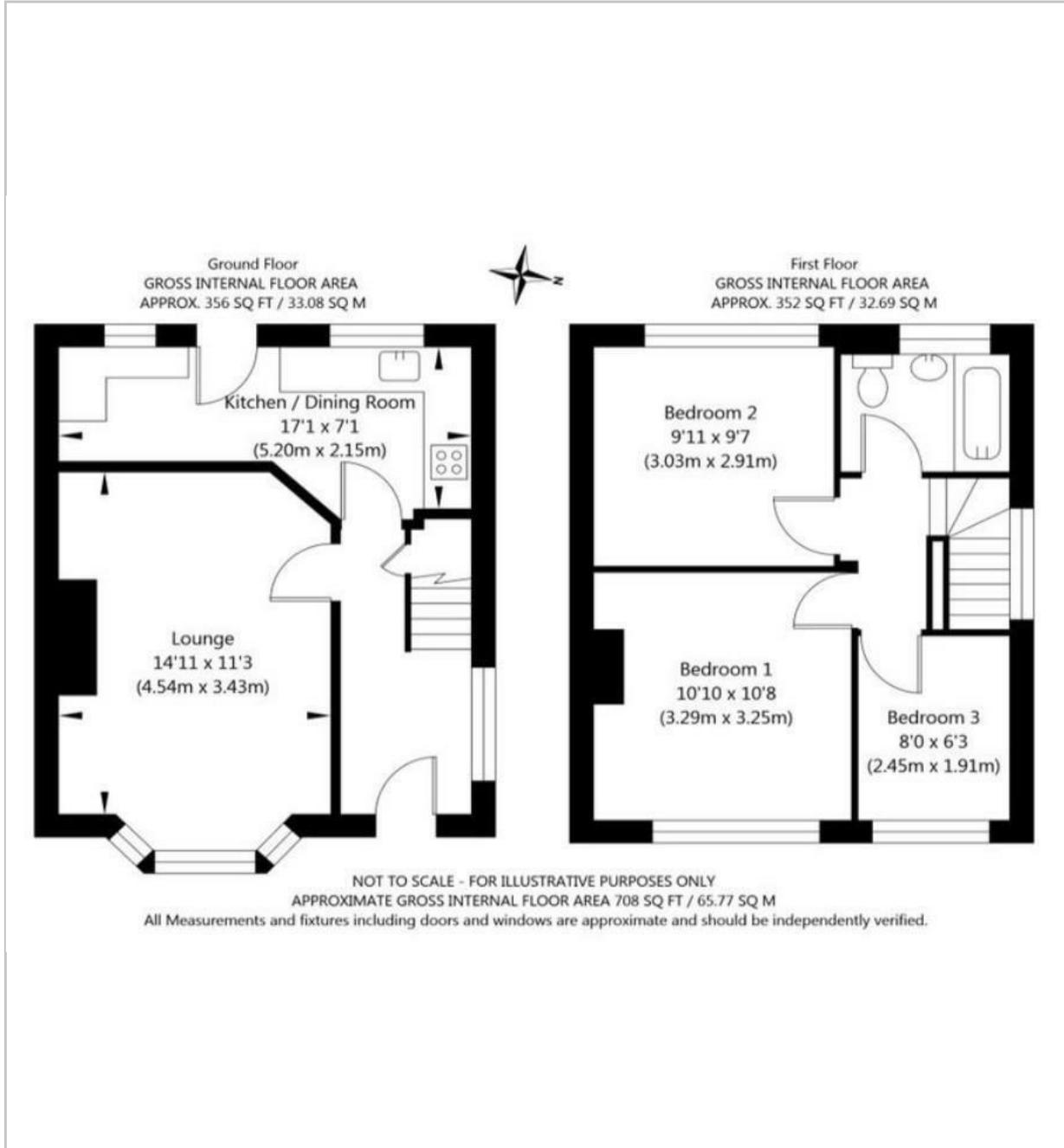
uPVC window to side, doors for access, heating, lighting and power

### **Agents Notes**

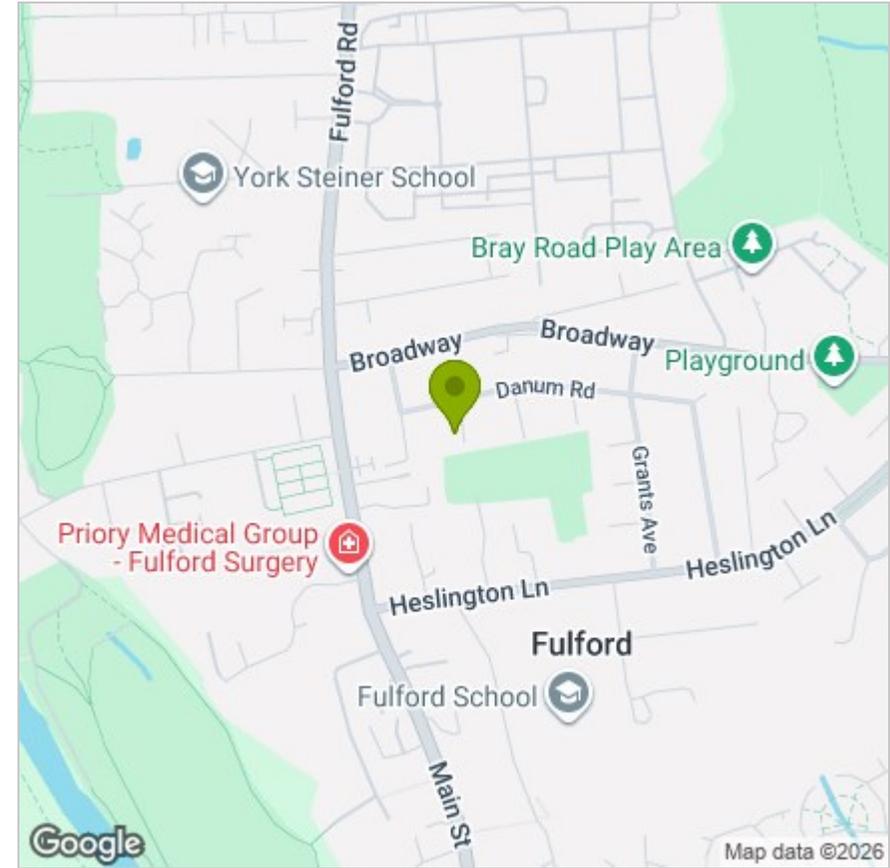
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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