



**54 York Street, Sutton-In-Ashfield - NG17 2AG**

Guide Price **£160,000**





## 54 York Street

Sutton-In-Ashfield, Sutton-In-Ashfield

Well-presented 3 bed semi with lounge/dining room, modern kitchen, utility, enclosed rear garden, driveway for 2 cars, gas central heating, UPVC glazing, and permit parking. Close to amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-detached house situated on a residential street which benefits from permit parking
- Three good sized bedrooms
- Entrance hall with laminate flooring
- Lounge/dining room with laminate flooring, fireplace with gas fire and tilt-and-slide patio doors to the rear garden
- Kitchen with a range of white panelled units and integrated oven and hob
- Utility room with adjoining rear lobby leading to the ground floor Wc and boiler room/store
- First floor bathroom/Wc with white suite and shower
- Combination gas central heating (with recently installed boiler), UPVC glazing
- Enclosed lawned rear garden with patio area
- Set just off York Street with a tandem driveway providing off road parking for two cars









Floor 0

Approximate total area<sup>(1)</sup>

79.7 m<sup>2</sup>

859 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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