



ABOUT THE PROPERTY

Located within a cul de sac position, this well presented three bedroom home offers generous and versatile accommodation, complemented by a conservatory and an attractive enclosed garden.

The ground floor opens into an entrance hall with useful storage and stairs leading to the first floor. To the front is a fitted kitchen featuring a range of wall and base units, integrated oven, gas hob and extractor, together with space for a washing machine, dishwasher and fridge freezer. To the rear, the spacious sitting room provides a comfortable main living area, with an electric fire and doors opening into the conservatory.

The conservatory is a particularly appealing addition to the home, providing an excellent space for dining, entertaining or relaxing while enjoying views over the garden. On the first floor are three bedrooms, with bedrooms two and three both benefiting from useful built-in storage cupboards. The accommodation is completed by a well-appointed bathroom comprising a panelled bath with shower over, WC and wash hand basin set within a vanity unit, along with additional storage.

Externally, the property enjoys an enclosed rear garden which incorporates lawned, gravelled and patio areas, providing plenty of space for outdoor seating, entertaining and planting. To the front is a paved area.

Viewing is highly recommended to fully appreciate the accommodation on offer.





THE ACCOMMODATION COMPRISES:-**GROUND FLOOR****ENTRANCE HALL**

Front entrance door.

Stairs to first floor, storage cupboard, laminate wood flooring, radiator.

KITCHEN

3.56 x 2.87 (11'8" x 9'4")

Window to front.

Wall and base units comprising working surfaces, sink unit, integrated oven with gas hob and extractor fan over, space for washing machine, dishwasher and fridge freezer. Wall mounted gas fired boiler, laminate wood flooring, radiator.

SITTING ROOM

4.37 max (3.86 min) x 3.76 (14'4" max (12'7" min) x 12'4")

Doors and window to rear.

Electric fire, storage cupboard and radiator.

CONSERVATORY

4.03 x 2.87 (13'2" x 9'4")

Windows to sides and rear, doors to side.

Laminate wood flooring.

FIRST FLOOR**LANDING**

Access to loft, radiator.

BEDROOM ONE

4.46 x 2.37 extending to 2.90 (14'7" x 7'9" extending to 9'6")

Window to front.

Radiator.

BEDROOM TWO

3.48 x 2.11 (11'5" x 6'11")

Window to rear.

Storage cupboard, radiator.

BEDROOM THREE

2.58 x 2.06 (8'5" x 6'9")

Window to rear.

Storage cupboard, radiator.

BATHROOM

2.83 max x 2.29 max (9'3" max x 7'6" max)

Window to front.

Suite comprising panelled bath with shower over, low flush WC and wash hand basin in vanity unit. Chrome ladder style towel rail, laminate wood flooring and storage cupboard.

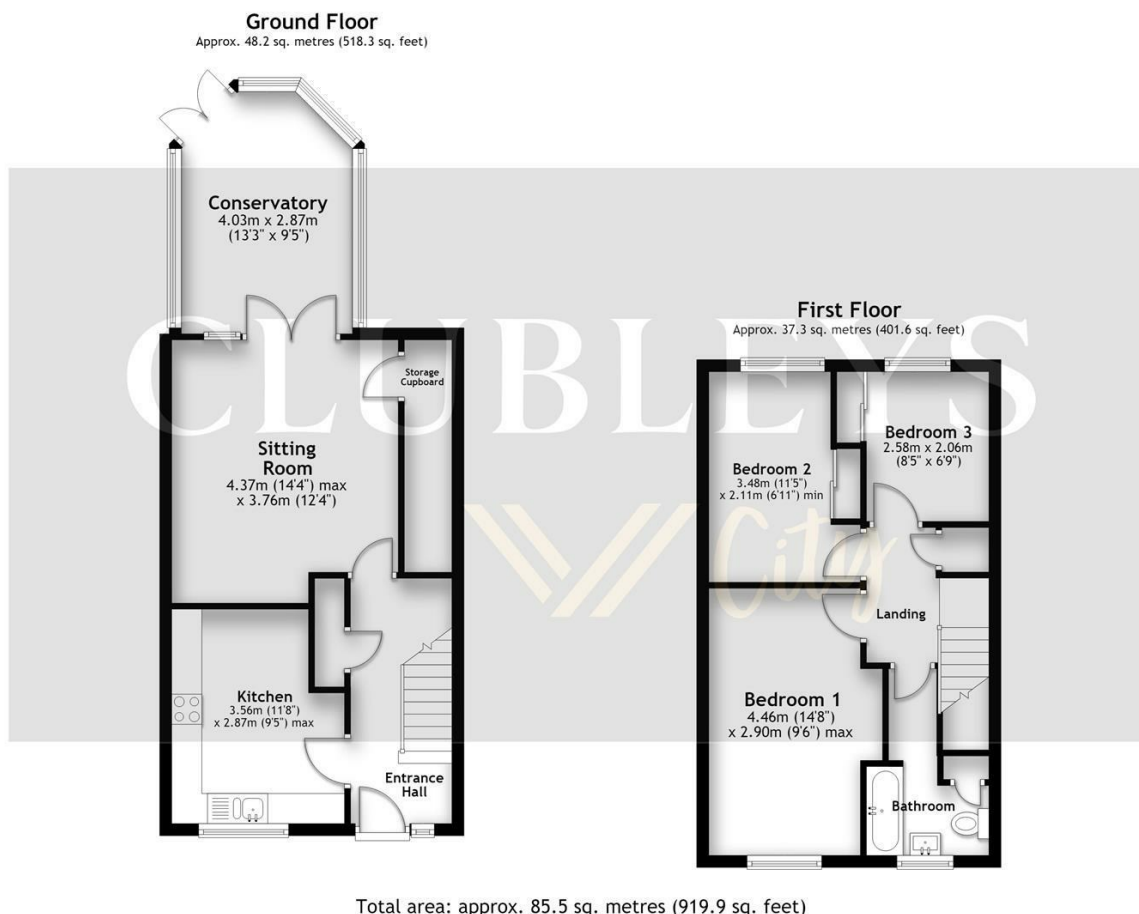
ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



8 The Square, Stamford Bridge, York,
YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	83
		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.