



69 Wilton Rise  
, YO24 4BT  
£335,000

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Situated in the ever popular area of Holgate, this spacious 3 bedroom semi-detached house briefly comprises; entrance hallway through to a good sized living room and leading into the dining kitchen overlooking the rear garden, stairs lead to 3 good sized bedrooms and family bathroom and benefits from gas central heating, uPVC windows and a recently fitted boiler.

Outside to the front is a lawned garden whilst to the rear is a fully enclosed lawned garden with patio area. Perfectly positioned for access to excellent local schools, amenities and within walking distance of York city centre and railway station. Early viewing is recommended.

### Entrance Hallway

Vinyl flooring, central heating radiator

### Lounge

Bay window to front elevation, stripped flooring, central heating radiator

### Dining Kitchen

Bay window to rear overlooking the rear garden, well fitted kitchen with a range of base and wall mounted units incorporating roll top work surfaces, single sink with mixer tap, integrated oven, tiled splashbacks, walk-in pantry, door to garden

### Stairs to First Floor

Landing window to side, stripped flooring, loft access

### Bathroom

Window to front, panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls

### Bedroom 1

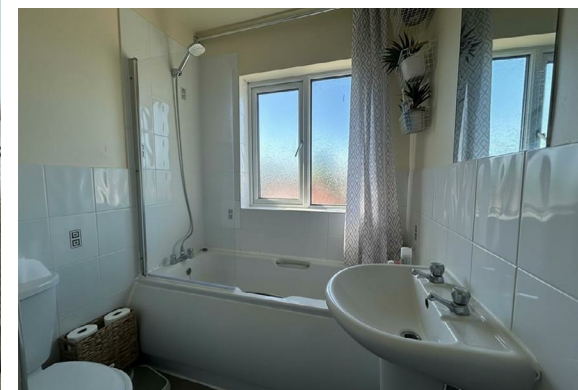
Bay window to front, central heating radiator

### Bedroom 2

Bay window to rear, stripped flooring, built-in cupboard, central heating radiator

### Bedroom 3

Window to rear, central heating radiator





### Outside

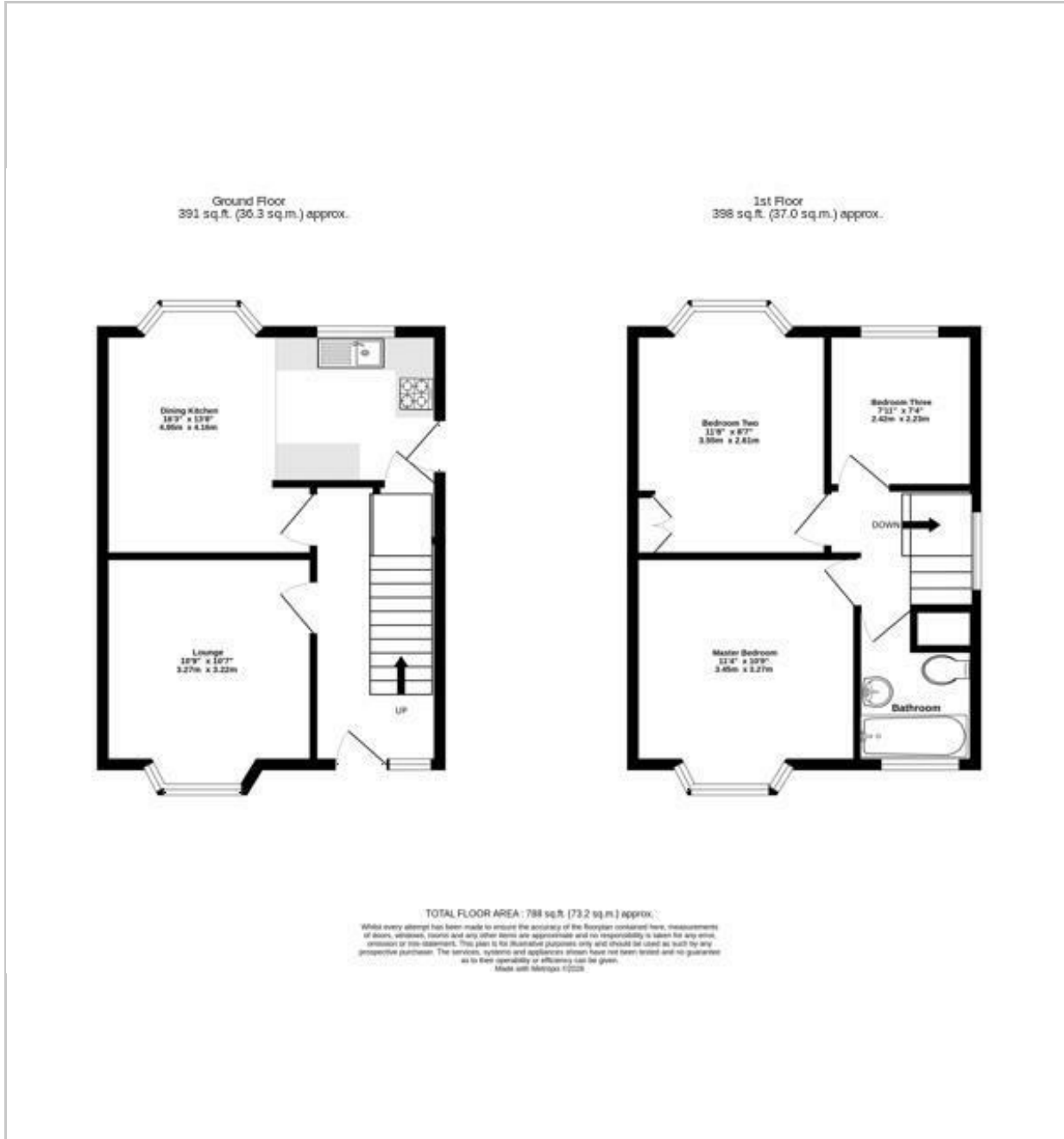
To the front is a lawned garden and steps leading to front door. To the rear is a fully enclosed rear lawned garden with patio area

### Agents Notes

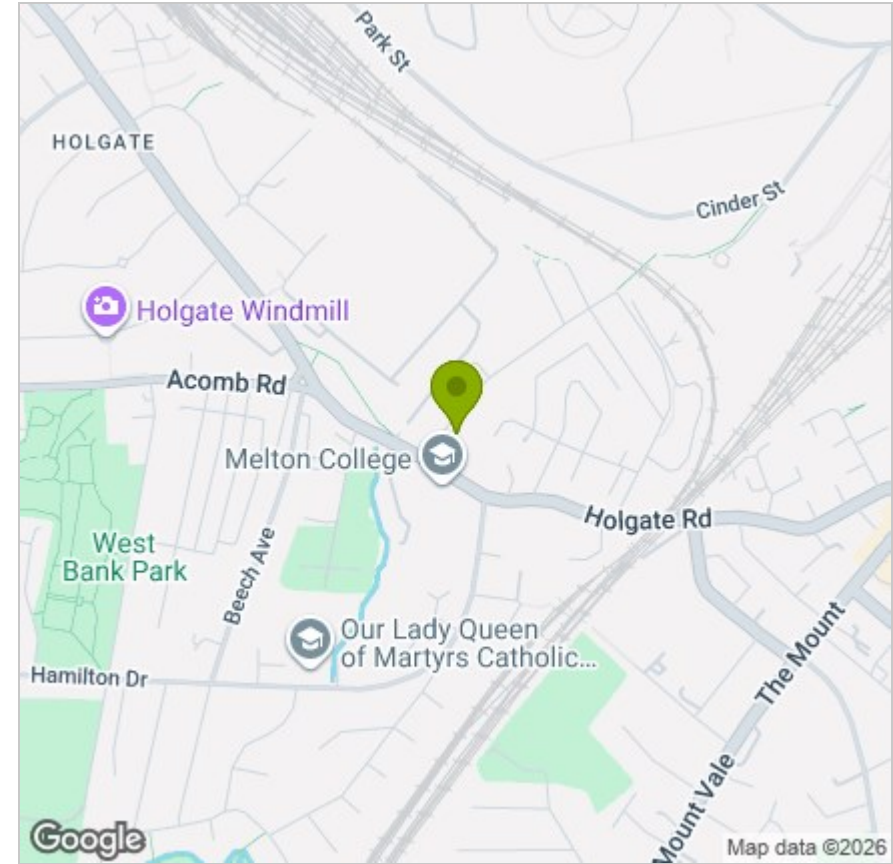
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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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