



42 Wilton Rise
York, YO24 4BT
Guide Price £315,000

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NO ONWARD CHAIN. An impressive three bedroom semi-detached house on a good sized plot within this convenient location of Holgate situated on Wilton Rise, a private residential road, adjacent to the railway station and the exciting York Central Development as well as being equidistant to York city centre and Acomb Front Street. Benefitting from uPVC double glazing and gas central heating, the well proportioned living accommodation comprises: entrance hallway, lounge with bay window, full width kitchen/dining room, lean to/conservatory, first floor landing, two first floor double bedrooms, additional bedroom/study and a three piece house bathroom. To the outside is a gated front garden with side access to a long rear landscaped garden with timber shed and mature trees and shrubbery. An accompanied viewing is strongly recommended.

Entrance Hallway

Lounge

12' x 11'7" (3.66m x 3.53m)

uPVC bay window to front, carpets, power points, radiator

Kitchen

14' x 4'10" (4.27m x 1.47m)

Fitted wall and base units incorporating counter top, built in oven and hob, stainless steel one and a half sink and draining board with mixer tap, uPVC windows to side, door to conservatory, vinyl flooring, power points, space and plumbing for appliances

Dining Room

11'6" x 10'2" (3.51m x 3.10m)

uPVC window to rear, radiator, carpets, electric fire with surround

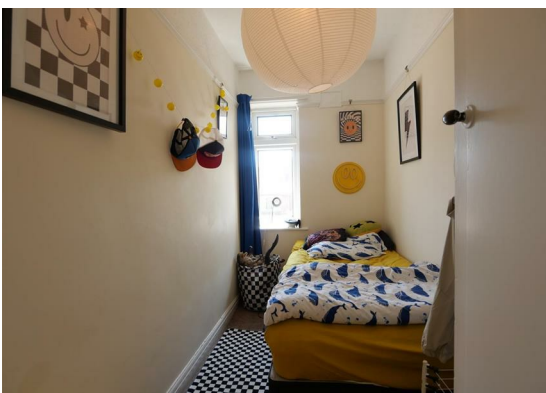
Lean to/conservatory

8'8 x 6'10 (2.64m x 2.08m)

uPVC double glazing

Stairs leading to first floor landing

Carpets, door to:





Bedroom 1

11'2 x 10'1 (3.40m x 3.07m)

uPVC window to front, radiator, carpets, power points

Bedroom 2

10'2 x 9'6 (3.10m x 2.90m)

Window to rear, carpets, power points

Bedroom 3

10' x 4'11 (3.02m x 1.49m)

Bathroom

9'6 x 4'10 (2.90m x 1.47m)

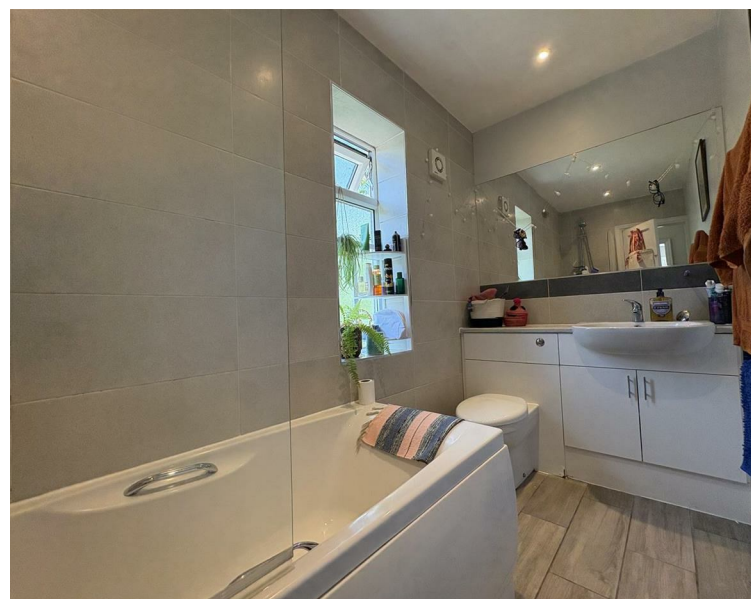
uPVC opaque window to side, panelled bath with mains shower over, low level w.c., wash hand basin, towel radiator, extractor fan, recessed spotlights

To the outside

Gated front garden with mature trees and shrubbery, brick boundary wall, rear patio, lawn, mature trees and shrubbery, timber fence

Agents Note:

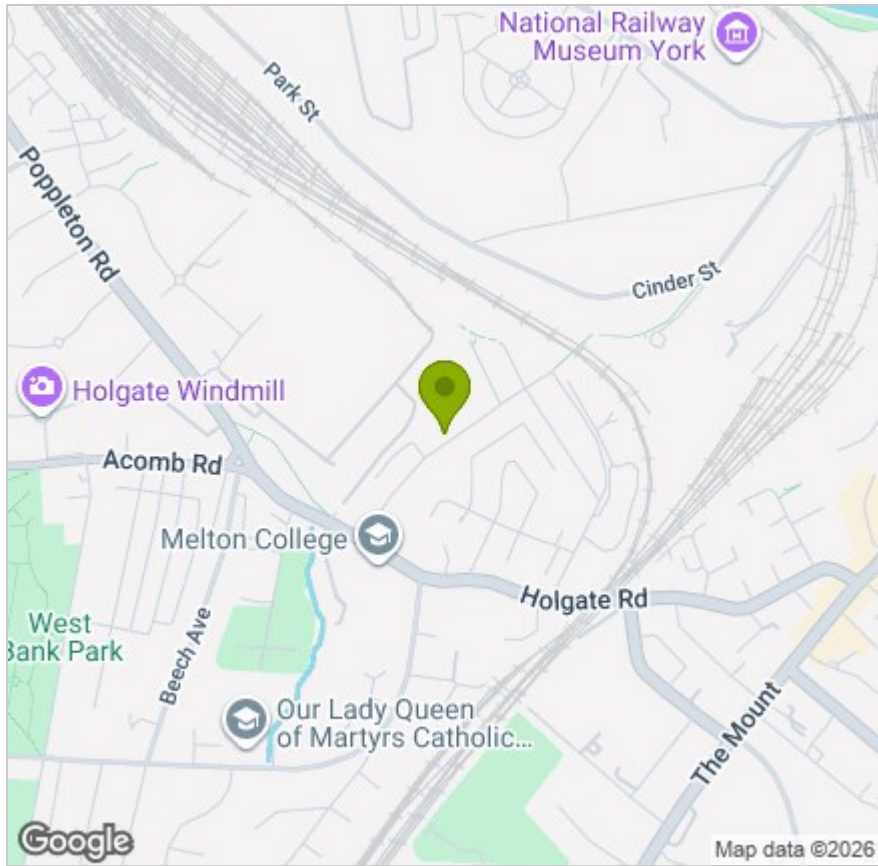
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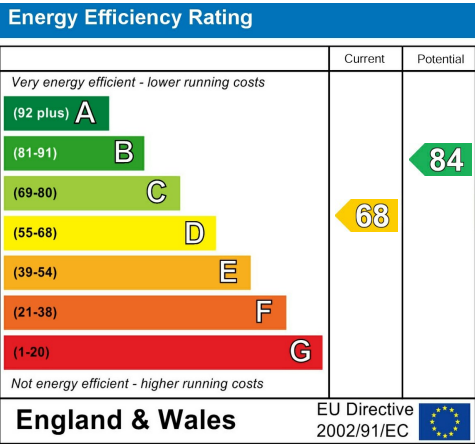
FLOOR PLAN



LOCATION



EPC



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