



60 Rosedale Avenue
York, YO26 5LQ
£450,000

A superb four double bedroom extended semi-detached house, located on this quiet sought-after residential street convenient for Acomb Front Street, adjacent to Acomb Green as well as excellent transport links to York City Centre and the outer ring road. Ready to move into, this quality home has been upgraded by the present owners to a very high standard throughout and makes an ideal long term investment.

Internally, the living accommodation comprises: entrance hallway, lounge with bay window, fabulous open plan kitchen/dining room with breakfast bar and glazed French doors to paved patio, utility, first floor landing with study area, four double bedrooms, one with three piece en-suite and an additional four piece house bathroom. To the outside is a paved driveway for at least three vehicles with electric car charging point and leading to an integral single garage. To the rear is a raised stone paved patio, lawn, storage shed as well as outside power and tap.

An accompanied viewing is strongly recommended.

Entrance Hallway

Composite entrance hall, double panelled radiator, carpeted stairs to first floor, door to garden

Lounge

12'5 x 11'3 (3.78m x 3.43m)
uPVC bay window to front, double panelled radiator, wall mounted electrical fire, laminate flooring, television points, power points

Kitchen

16'4 x 12'3 (4.98m x 3.73m)
uPVC window to rear, fitted wall and base units with counter top and breakfast bar, one and a half stainless steel sink and draining board, built in gas hob, integral double oven, dishwasher, fridge and freezer, laminate flooring, power points, walk-in pantry cupboard

Dining Area

12'11 x 11'5 (3.94m x 3.48m)
uPVC French doors to patio, double panelled radiator, laminate flooring, power points

Utility

8'6 x 5'11 (2.59m x 1.80m)
uPVC window to rear, door to patio, fitted wall and base units with countertop, plumbing and space for appliances, laminate flooring

First Floor Landing

uPVC window to front with study area, carpet and power points





Bedroom 1

13' x 10'1 (3.96m x 3.07m)

uPVC bay window to front, double panelled radiator, laminate flooring, power points, loft hatch with drop down loft ladder accessing the boarded loft space with Velux window

Bedroom 2

12'8 x 8'5 (3.86m x 2.57m)

uPVC window to rear, double panelled radiator, laminate flooring, power points

Bedroom 3

11'3 x 8'7 (3.43m x 2.62m)

uPVC window to front, laminate flooring and power points

En-suite

Walk-in shower cubicle, low level w.c., wash hand basin tiled walls, tiled flooring, recessed spotlights, extractor fan

Bedroom 4

12'9 x 8'8 (3.89m x 2.64m)

uPVC window to rear, double panelled radiator, laminate flooring and power points

House Bathroom

8'4 x 6'11 (2.54m x 2.11m)

uPVC opaque window to rear, roll top bath with mixer tap, walk-in shower cubicle, low level w.c., wash hand basin, part-tiled walls, towel radiator, tiled flooring, recessed spotlights, extractor fan

Externally

Paved front driveway with brick boundary wall, car charging point,. To the rear there is a raised stone patio, lawn, timber fence and hedge boundary, storage shed, outside tap and power points

Integral single garage (20'1 x 8'9) up and over garage door, power and lighting, water supply, downstairs cupboard

Agents Note

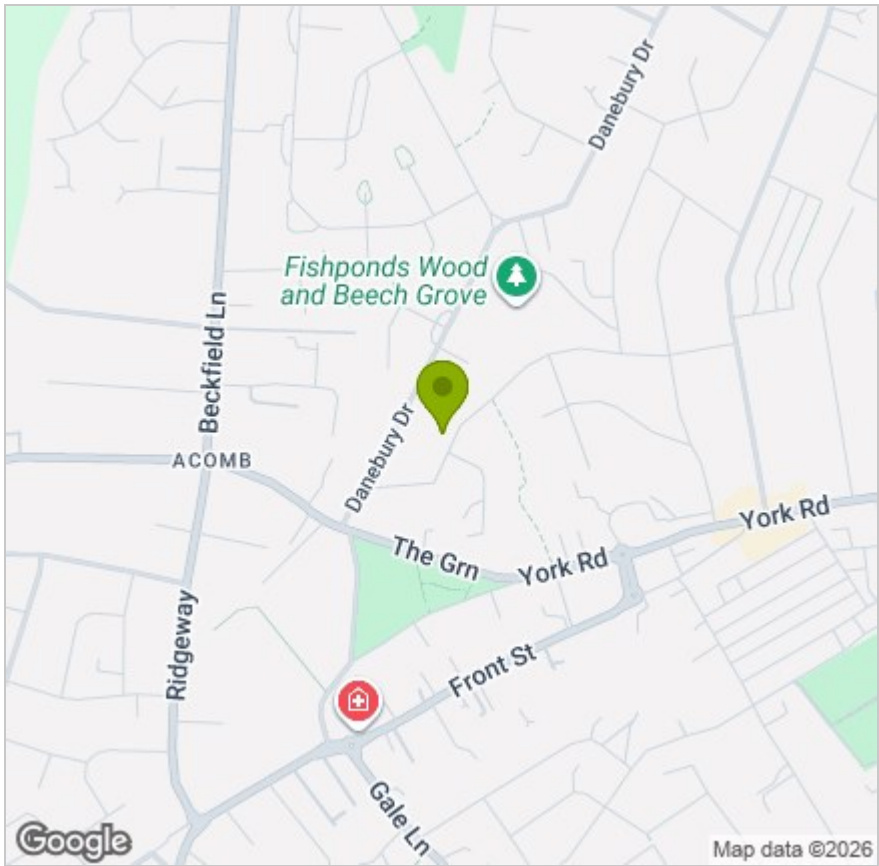
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



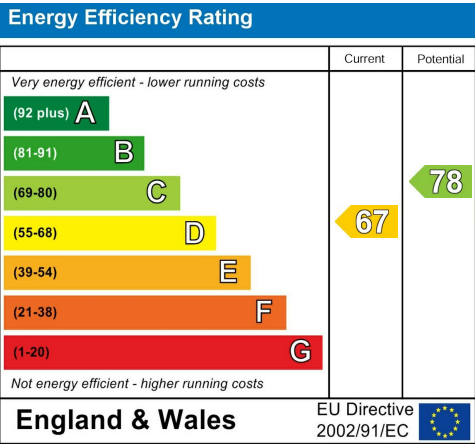
FLOOR PLAN



LOCATION



EPC



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.