

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

29 Danum Road

York, YO10 4LD

£325,000

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NO ONWARD CHAIN – An impressive three bedroom semi-detached house with good size rear garden, located in this quality area within Fulford School catchment and close to York's outer ring road as well as convenient for the city centre, York University and nearby amenities.

This well cared for property, has the benefit from uPVC double glazing and gas central heating and fully comprises; entrance hallway, lounge with bay window, dining room, 16' kitchen, first floor landing, three first floor bedrooms (two double and one single) and three piece house bathroom.

To the outside is a front driveway providing off street parking and the potential for electric car charging, whilst to the rear is a secure garden with lawn, mature trees and patio.

An accompanied viewing is strongly recommended to appreciate the potential on offer, please contact Churchills Estate Agents today!

Hallway
5'10 x 12'7 (1.78m x 3.84m)
Entrance door and window to front, stairs to first floor, power points, door to

Living Room
11'10 x 11'3 (3.61m x 3.43m)
uPVC bay window to front, radiator, laminate flooring, power points, television point

Dining room
9'6 x 11'3 (2.90m x 3.43m)
uPVC sliding doors to patio, wall mounted electric heater, fitted storage, laminate flooring, power points,

Kitchen
6'9 x 16' (2.06m x 4.88m)
Fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, uPVC window to rear, door to side, fitted cupboard housing gas combination boiler, tiled flooring, power points

First Floor Landing
Window to side, carpeted floor, door to



















Bedroom 1
10'11 x 11'2 (3.33m x 3.40m)
uPVC window to front, single panelled radiator, carpets, power points, picture rail

Bedroom 2
10'9 x 11'3 (3.28m x 3.43m)
uPVC window to rear, radiator, carpet, power points

Bedroom 3
6'10 x 7'10 (2.08m x 2.39m)
uPVC window to front, radiator, carpet, storage cupboard

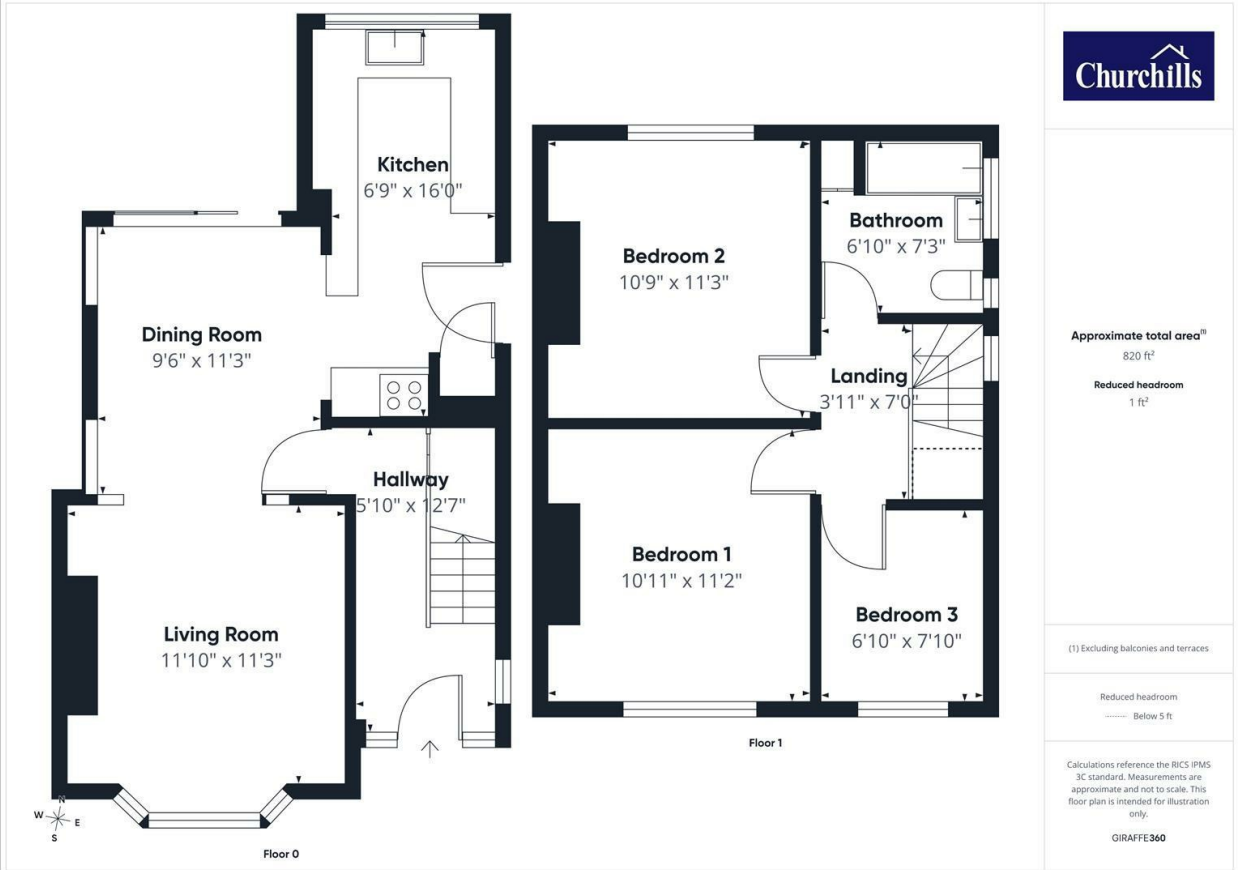
Bathroom
6'10 x 7'3 (2.08m x 2.21m)
Opaque uPVC window to side, panelled bath, pedestal wash basin, low level w.c., storage cupboard, radiator, extractor fan, loft access

Outside
Front driveway providing off-street parking for two vehicles, side gate for access, rear lawned garden with patio, storage shed, timber fence and hedge boundary, mature trees and shrubbery

Agents Notes
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.

While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

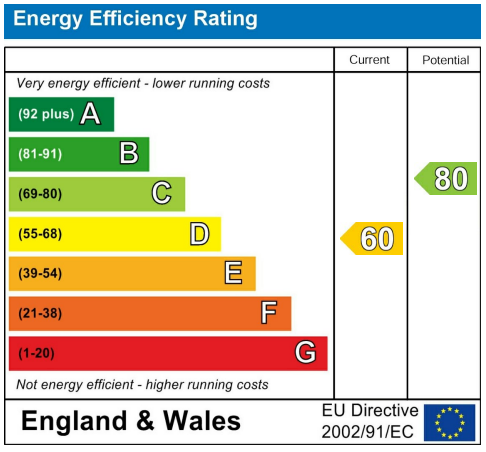
FLOOR PLAN



LOCATION



EPC



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