



22 Sadberge Court, York

York

£465,000

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An impressive four bedroom detached property situated on a quiet cul-de-sac, presenting a superb opportunity for those seeking a spacious and versatile family home, thoughtfully designed to offer both comfort and style throughout.

Upon entering, the property opens into a bright and airy entrance hall that leads into a generous main living room with large double glazed window, with modern gas fireplace with limestone surround creating a warm and inviting atmosphere. Off the lounge is access to both the kitchen and two further reception rooms. The family room is ideal as a snug or office room, with the garden room accessed via internal sliding doors providing an extra space for dining or to simply enjoy the aspects over the rear garden.

The contemporary kitchen is well maintained and fitted with high-quality wall and base units, integrated appliances plus a black granite worktop. The inclusion of a peninsula offers further storage provision and space for breakfast stools makes this ideal for casual dining. From here is also access to the integral garage and rear garden. A cloakroom/WC completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys the luxury of an en-suite shower room, finished to a high standard with modern fixtures. Two further double bedrooms and a single bedroom are served by a stylish family bathroom complete with a bath and shower over. There is also access to a loft room from the master bedroom, providing additional useful storage, with rear facing window.

Externally to the front elevation is a small area of lawn and driveway for off street parking, leading to the integrated single garage. To the rear is a neat and tidy garden, mainly laid to lawn with fenced border. Two separate patio areas with space for outdoor dining furniture, allows enjoyment of much of the days sun in this south facing garden. There is also Voltaic Solar panels on the roof with payments back to the home owner from the national grid.





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In summary, a well loved and cherished home offered in walk in condition.

LOCATION

Sadberge Court is situated in a popular residential area near Osbaldwick, 2 miles east of York city centre. Handy local shops are situated nearby towards the centre of the village. The Outer Ring Road (A64) is a mile to the east and the Grimston Bar Park and Ride bus service is within easy reach. The property is ideal for those looking for a peaceful location with plenty of nearby amenities and excellent commuting links.

Council Tax band: D

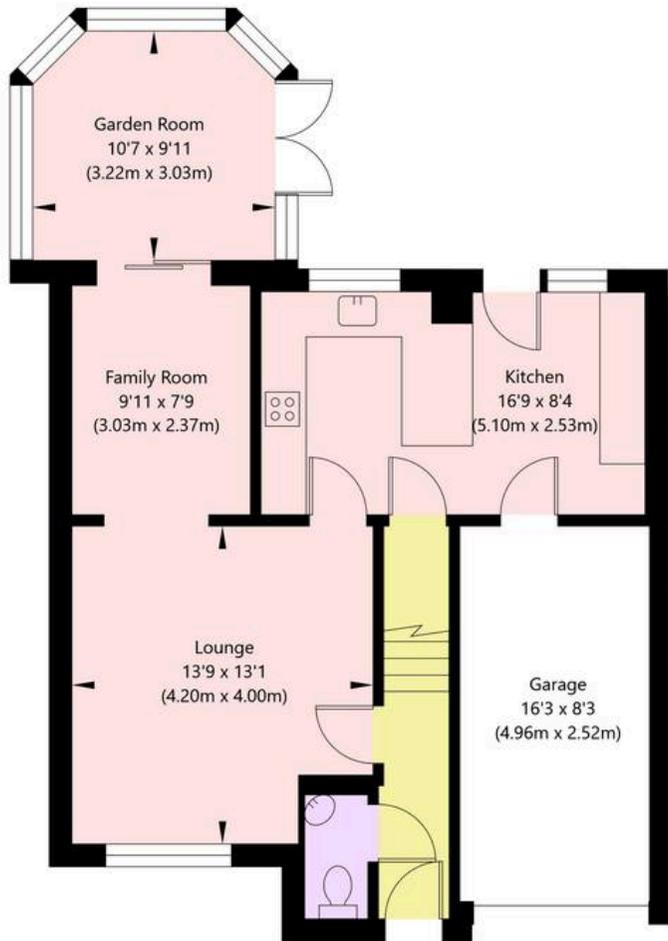
Tenure: Freehold

EPC Energy Efficiency Rating: C

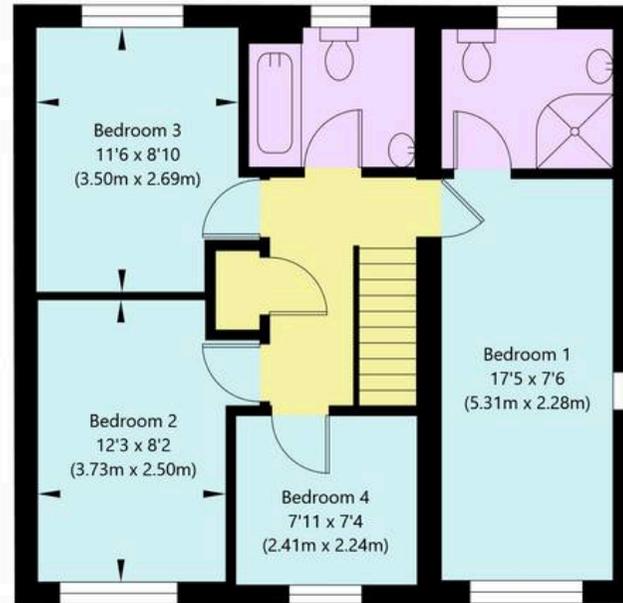




Sadberge Court, York, YO10 3DB



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 609 SQ FT / 56.53 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 603 SQ FT / 56.06 SQ M



Attic Space
15'1 x 7'8
(4.60m x 2.34m)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1212 SQ FT / 112.59 SQ M - (Excluding Garage and Attic Space)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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