



Sails Drive Hull Road, York YO10 3LR

£395,000



Located in the popular area of Heslington, to the south-east of York, this modern semi-detached house occupies a quiet position at the head of a cul-de-sac, offering spacious and well-laid-out accommodation. With three bedrooms, a driveway, single garage, and a recently landscaped rear garden, the property is ideally suited to families or first-time buyers and benefits from easy access to the University of York, the outer ring road, and York city centre.

The property is entered into a reception vestibule, which provides access to a ground floor W.C. and the staircase to the first floor. From here is a bright and airy living/dining room, featuring wide front-facing windows overlooking the communal green and engineered oak flooring that continues through much of the ground floor. An opening leads through to the kitchen, which is fitted with shaker-style units, white quartz worktops and a Belfast sink. Integrated appliances include an oven with gas hob and extractor, an American-style fridge freezer, washing machine, and a central island. A half-glazed door provides access to the rear garden.

On the first floor, the master bedroom benefits from a contemporary en-suite shower room, while a second double bedroom and a single bedroom, ideal as a nursery or home office, are served by the family bathroom, which features a modern white suite, a deep freestanding bath, and underfloor heating.

Externally, the property offers a driveway for off-street parking and access to the single garage. The attractive rear garden is mainly laid to lawn and complemented by newly established flower beds with a private setting to the rear.

Offered with no onward chain, early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*



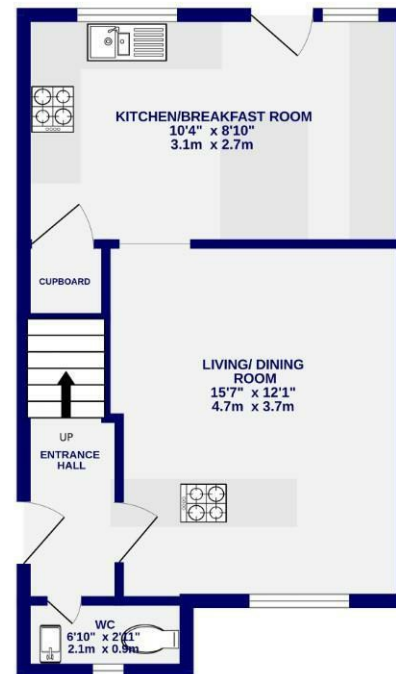


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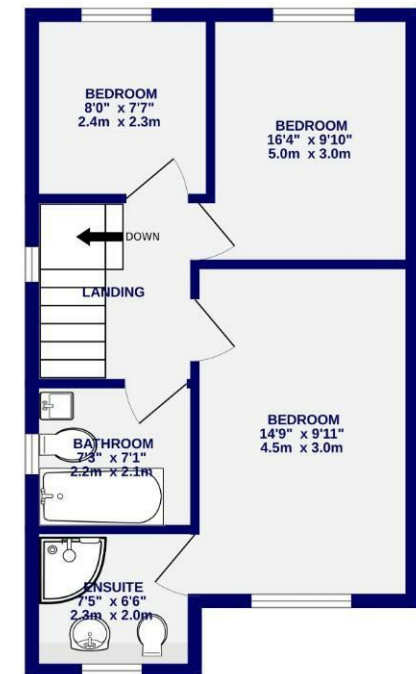
Freehold
Council Tax Band - D

- Stunning Semi Detached Home
- Three Bedrooms
- Two Bathrooms
- Sought After Residential Area
- Driveway & Garage
- Ready To Move Into
- No Onward Chain
- EPC C

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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