





## ABOUT THE PROPERTY

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**\*\* Spacious Family Home Just a Mile from York's Historic Centre \*\***

Set on a generous corner plot at the end of a cul-de-sac, this impressive home combines excellent living space with a superb location. Just a mile from York's historic centre and within walking distance of both Micklegate and the Knavesmire, you'll have cafés, shops, green space, and attractions all close at hand.

Inside, a welcoming entrance hall leads to two well-proportioned reception rooms. The front enjoys a bay window, while the rear opens directly onto the garden—perfect for entertaining or relaxing with family. A fitted kitchen and a large side extension provide valuable extra space, including a practical utility/side entrance.

Upstairs there are three comfortable bedrooms and a family bathroom, with a staircase rising to a further bedroom on the top floor—ideal as a guest room, home office, or hobby space. Externally, the home really stands out. There's ample off-road parking at the front and a particularly large rear garden, offering plenty of scope for outdoor living, play, or even further extension (subject to planning permission).

Already a fantastic home, this property also offers exciting potential for development to suit your needs. With generous proportions, excellent transport links, and York's highlights right on your doorstep, this is one not to miss. Viewing is highly recommended.

This property is Freehold. City of York Council - Council Tax Band C.







**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****ENTRANCE HALL**

3.49 x 2.43 (11'5" x 7'11")

Front entrance door.

Stairs to first floor, radiator.

**DINING ROOM**

3.53 + bay x 3.30 (11'6" + bay x 10'9")

Bay window to front.

Radiator.

**SITTING ROOM**

3.94 x 3.29 (12'11" x 10'9")

French doors to rear.

Electric fire, radiator.

**KITCHEN**

5.68 x 2.40 (18'7" x 7'10")

Window to rear.

Wall and base units comprising of working surfaces, sink unit and oven with extractor fan over. Space for dishwasher and fridge freezer.

Radiator.

**SIDE ENTRANCE / UTILITY**

4.74 x 2.45 narrowing to 2.38 (15'6" x 8'0" narrowing to 7'9")

Doors to front and rear. Windows to side and rear.

Space for washing machine and dryer. Fitted cupboards.

Radiator.

**FIRST FLOOR****LANDING**

Window to side.

Stairs to second floor.

Radiator.

**BEDROOM ONE**

3.51 + bay x 2.71 + wardrobes (11'6" + bay x 8'10" + wardrobes)

Bay window to front.

Fitted wardrobes to one wall, radiator.

**BEDROOM TWO**

3.32 max x 3.03 (10'10" max x 9'11")

Window to rear.

Fitted wardrobes to one wall, cupboard housing gas fired central heating boiler, radiator.

**BEDROOM FOUR**

2.40 x 2.39 (7'10" x 7'10")

Window to front.

Radiator.

**BATHROOM**

2.47 x 2.36 (8'1" x 7'8")

Window to rear.

Four piece suite comprising low flush WC, wash hand basin, shower cubicle and panelled bath.

Radiator.

**SECOND FLOOR****BEDROOM THREE**

5.41 max (limited head space) x 3.77 max (limited (17'8" max (limited head space) x 12'4" max (limited)

Velux windows to front and rear.

Eaves storage, radiator.

**OUTSIDE**

Externally, the property benefits from a generous driveway to the front, providing ample off-road parking. To the rear, there is a large garden predominantly laid to lawn, complemented by mature planting. Beyond this, an additional fenced garden area houses a storage shed, greenhouse, and a charming summerhouse—ideal for a variety of uses.

**GARAGE**

6.90 x 4.40 (22'7" x 14'5")

Doors to front and personnel door to side, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains gas, water, electricity and drainage. Telephone connection subject to renewal.

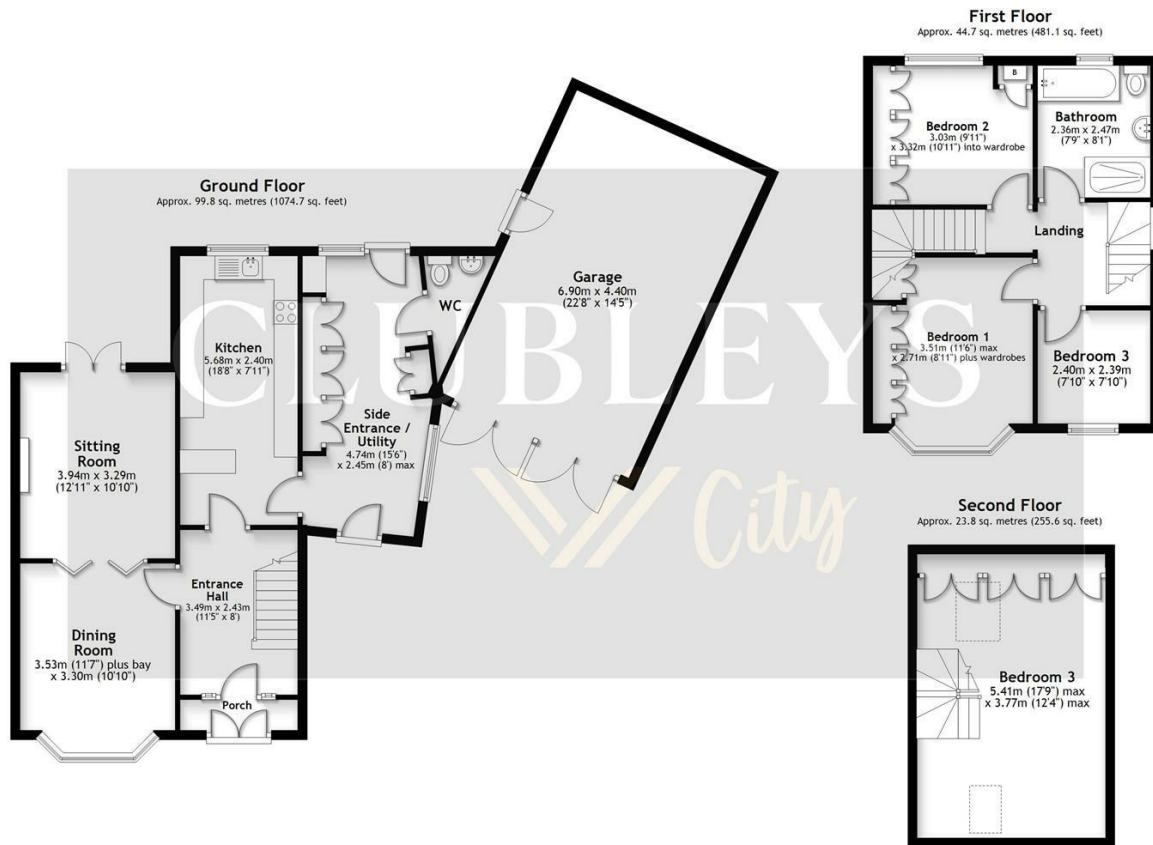
**APPLIANCES**

None of the above appliances have been tested by the Agent.









#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**CLUBLEYS**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	66	78
	EU Directive 2002/91/EC	

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

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.