



33 Wycliffe Avenue
York, YO10 3RH
Guide Price £250,000

Offered for sale is this three-bedroom semi-detached house on a good sized corner plot within this residential cul-de-sac just off Hull Road and convenient for York city centre and outer ring road. Benefitting from uPVC double glazing and gas central heating the well proportioned and well cared for living accommodation comprises: entrance hallway, lounge, dining kitchen, W.C./Cloaks, first floor landing, three first floor bedrooms (two doubles, one single) and three piece shower room. To the outside is a wrap around garden with potential for driveway. To the rear is lawn with timber fence and hedge boundary. There is also a recently installed electric car charging point. An accompanied viewing to appreciate the potential on offer is strongly recommended.

Entrance Hallway

uPVC entrance door, stairs to first floor, door to

Lounge

15'1" x 10'11" (4.60m x 3.33m)
uPVC windows to front, radiator, carpets, power points

Dining Kitchen

15'1" x 11'2" (4.60m x 3.40m)
uPVC windows to rear, fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, double panelled radiator, vinyl flooring, power points

W.C./Cloaks

Opaque window to side, low level W.C., wash hand basin, radiator, vinyl flooring

Rear Hallway

Door to side, boiler cupboard

First Floor Landing

Window to side, carpet, loft access





Bedroom 1

11'11" x 10'10" (3.63m x 3.30m)

Two uPVC windows to front, fitted wardrobes, laminate flooring, radiator, power points

Bedroom 2

11'2" x 10'3" (3.40m x 3.12m)

Two windows to rear, laminate flooring, double panelled radiator, power points

Bedroom 3

8' x 7'11" (2.44m x 2.41m)

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

Shower Room

Opaque uPVC window to side, walk in main shower cubicle, tiled walls, tiled flooring, low level W.C., wash hand basin, radiator

To the outside

Gated front garden with potential for driveway, gate to rear lawned garden with timber fence and hedge boundary and brick store

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



Ground Floor
408 sq.ft. (37.9 sq.m.) approx.

1st Floor
411 sq.ft. (38.2 sq.m.) approx.

The Ground Floor plan shows a rectangular layout. At the top is the Dining Kitchen (15'1" x 11'2", 4.59m x 3.41m) containing a four-burner gas hob, a sink, and a refrigerator. To the left of the kitchen is a bathroom (5'0" x 7'11", 1.52m x 2.41m) with a toilet and a bathtub. Below the kitchen is a large Lounge (15'1" x 10'11", 4.59m x 3.32m). To the left of the lounge is a staircase with an 'UP' arrow. A front door is located on the right side of the lounge. A rear door is located on the right side of the dining kitchen. A circular feature, possibly a well or a small garden, is located outside the rear door.

The 1st Floor plan shows a rectangular layout. At the top left is Bedroom 3 (8'0" x 7'11", 2.43m x 2.41m). To its right is Bedroom 2 (11'2" x 10'3", 3.41m x 3.13m). Below Bedroom 3 is a staircase with a 'DOWN' arrow. Below the staircase is a Bathroom (5'0" x 7'11", 1.52m x 2.41m) with a toilet and a bathtub. To the right of the bathroom is Bedroom 1 (11'11" x 10'10", 3.63m x 3.29m). A front door is located on the right side of the lounge. A rear door is located on the right side of the dining kitchen.

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TOTAL FLOOR AREA : 820 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales