

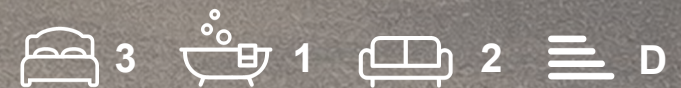


FOR SALE
Churchills

37 Melrosegate

York, YO31 0SB

Offers Over £300,000



NO ONWARD CHAIN

We are delighted to offer for sale this well-presented and attractive three-bedroom semi-detached home, ideally located within easy reach of York city centre and just moments from the excellent range of shops, amenities and services available in Heworth.

The property is also ideally positioned for convenient access to Monks Cross Shopping Park and York's outer ring road, with excellent transport links available by both car and public transport.

Well cared for throughout, the property benefits from uPVC double glazing and gas central heating and offers well-proportioned accommodation arranged over two floors.

On entering, a welcoming hallway leads to the dining room, featuring a characterful bay window, while the generously sized rear lounge enjoys pleasant views over the garden. There is also a fitted kitchen.

To the first floor, the landing provides access to three bedrooms, comprising two good-sized double bedrooms and a generous single bedroom, together with a three-piece house bathroom and a separate WC.

Externally, the property benefits from a private front driveway providing ample off-street parking, with the potential for electric vehicle charging, alongside a detached single garage benefiting from power and lighting.

To the rear is a low-maintenance enclosed garden, providing a selection of sitting areas together with a useful timber storage shed, making it an ideal space for relaxing and entertaining.

Offering well-proportioned accommodation, excellent access to York and the added benefit of no onward chain, this property is likely to appeal to a wide range of buyers.

An accompanied viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

Entrance Hallway

Entrance door, uPVC window to side, double panelled radiator, power points, carpeted stairs to first floor, understairs cupboard

Dining/Sitting Room

12'2 x 11 (3.71m x 3.35m)
uPVC bay window to front, double panelled radiator, exposed timber floorboards, power points





Lounge

14'9 x 14'3 (4.50m x 4.34m)

uPVC bay window with French doors to rear, gas fire with surround, two double panelled radiators, carpeted flooring, TV and power points

Kitchen

15'10 x 6'4 (4.83m x 1.93m)

Glazed door to rear, uPVC window to side, fitted wall and base units with countertop and stainless steel sink and draining board, space and plumbing for appliances, vinyl flooring, power points

Landing

uPVC window to front, carpeted flooring, double panelled radiator, power points, loft access

Bedroom 1

11'5 x 11 (3.48m x 3.35m)

uPVC window to rear, period fireplace, carpeted flooring, double panelled radiator, power points

Bedroom 2

11 x 10'6 (3.35m x 3.20m)

uPVC window to front, carpeted flooring, double panelled radiator, power points

Bedroom 3

9'7 x 7'1 (2.92m x 2.16m)

uPVC window to rear, fitted wardrobes, carpeted flooring, double panelled radiator, power points

Bathroom

6'7 x 6'4 (2.01m x 1.93m)

Opaque uPVC window to side, panelled bath with electric shower over, wash hand basin, low level WC, vinyl flooring, towel radiator, extractor fan

Separate WC

4 x 2'8 (1.22m x 0.81m)

Opaque uPVC window to side, wash hand basin, low level WC, exposed timber floorboards

Outside

Front driveway providing off street parking, gate to rear garden with patio, decking, timber shed and timber fence boundary

Detached Single Garage

Larger than average size with up and over door, door to side, power and lighting, having the potential to partition and create a home office space

Agents Notes

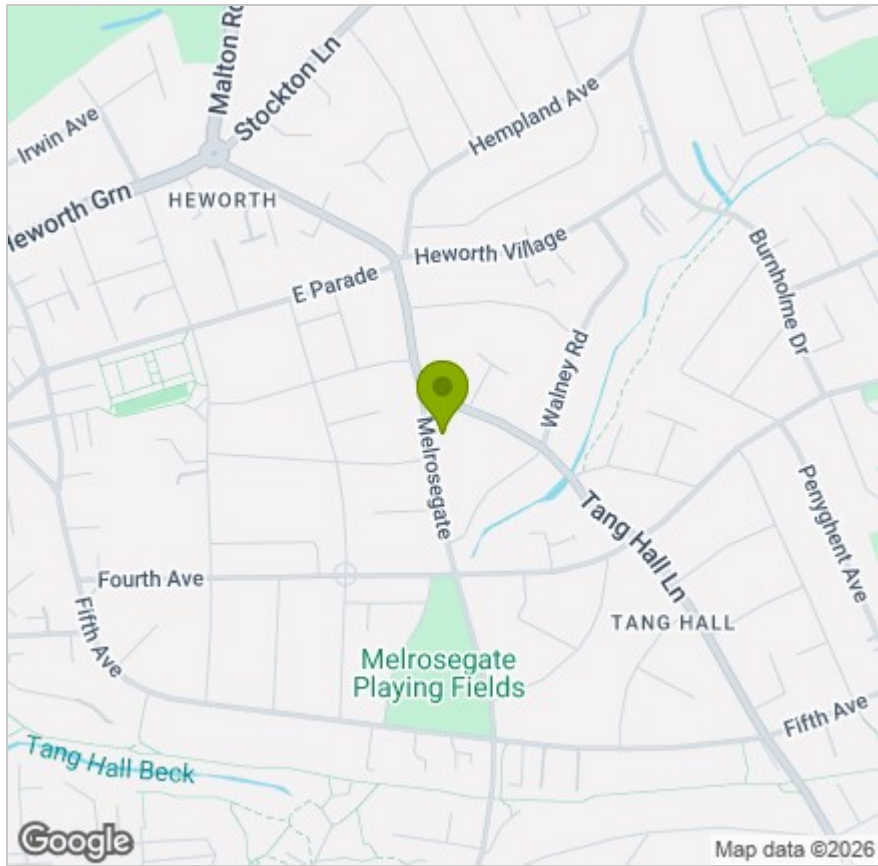
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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