



13 Sussex Close  
York, YO10 5HY

£335,000

3 1 1 D

Welcome to this 3 bed semi-detached home set in a desirable well connected suburban location.

Situated in a sought-after neighbourhood located to the east of the city centre this semi detached property is ideally located for families, professionals or first time buyers. The property is set within a quiet, friendly residential community cul-de-sac and has excellent local amenities and transport links.

The property features good-sized living accommodation, including a bright and airy lounge with doors leading into the dining room which has French doors to a beautiful south facing rear garden, kitchen and stairs lead to 3 good-sized bedrooms providing comfortable accommodation with plenty of natural light, a family bathroom and separate w.c. Outside, you'll find a low maintenance front garden, a side drive leading to an attached garage and to the rear is a well established garden that attracts many bees and butterflies you can watch whilst relaxing or entertaining. There is also off-street parking to the front.

Located close to highly rated schools, shops, parks and public transport, this home offers an excellent standard of suburban living with everything you need just a short walk or drive away.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

### **Entrance Hall**

Wall lights, central heating radiator, security alarm, coving to ceilings

### **Kitchen**

14'1" x 8'3" (4.29m x 2.51m)

Full range of base and wall mounted units incorporating roll top surfaces, gas oven point, single sink with mixer tap, window to rear, walk in pantry, part tiled walls





## Lounge

16'10" x 11'9" (5.13m x 3.58m)  
Bay window to front, central heating radiator, gas fire in surround, coving to ceiling, ceiling rose, glass doors to:

## Dining Room

10'1" x 8'9" (3.07m x 2.67m)  
Coving to ceiling, French doors leading to garden

## First Floor Landing

Window to side, loft access

## W.C.

Separate w.c. part-tiled walls, tiled floor, window to side

## Bathroom

7'2" x 5'5" (2.18m x 1.65m)  
Panelled bath, pedestal wash hand basin, part tiled walls extractor fan, window to rear

## Bedroom 1

11'9" x 11'8" (3.58m x 3.56m)  
Window to front, coving to ceiling, built in wardrobes

## Bedroom 2

11'5" x 11'2" (3.48m x 3.40m)  
Window to rear, coving to ceiling, built in wardrobes, central heating radiator, cylinder cupboard

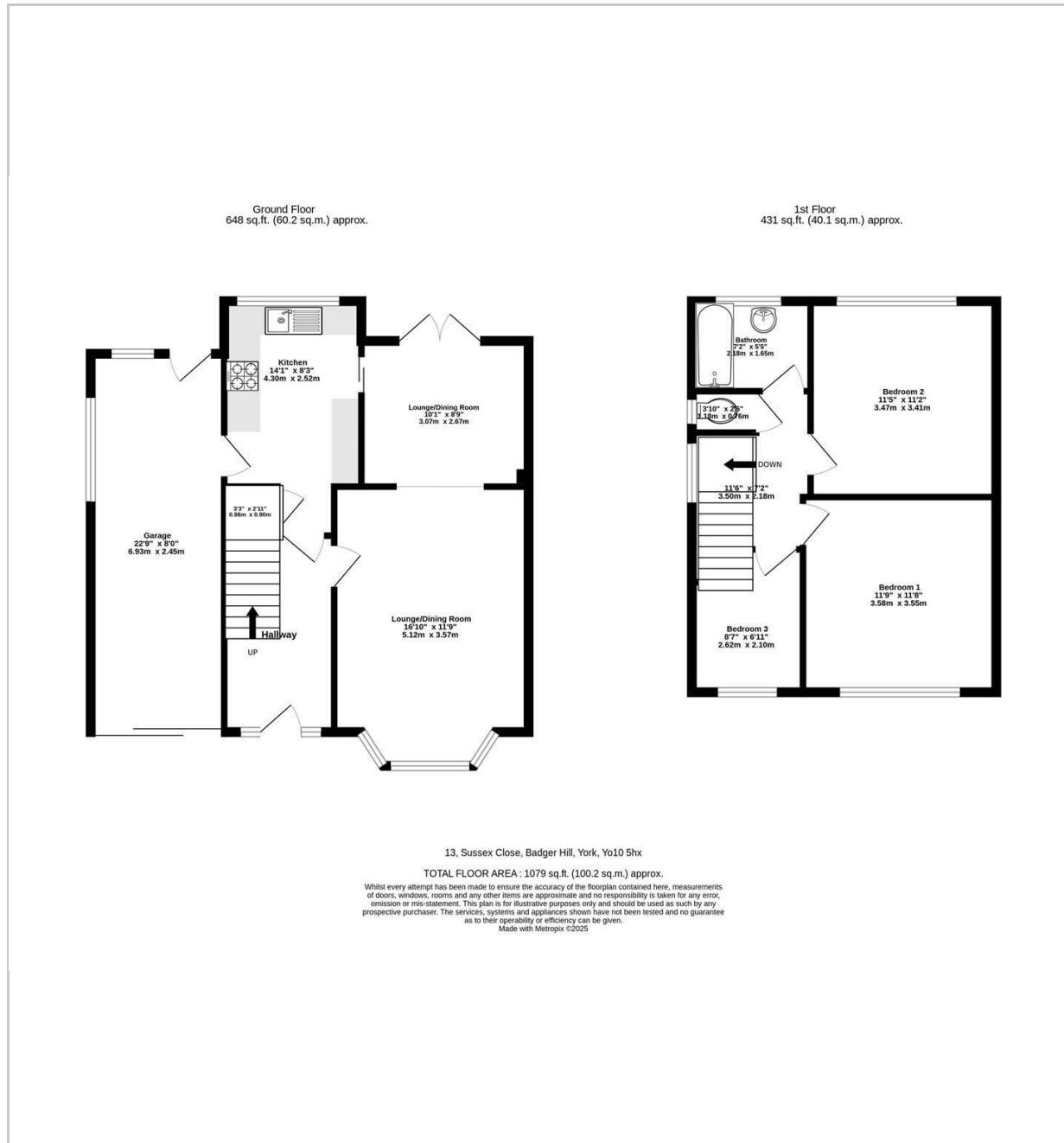
## Bathroom 3

8'7" x 6'11" (2.62m x 2.11m)  
Window to front, central heating radiator, cupboard over stairs, central heating radiator

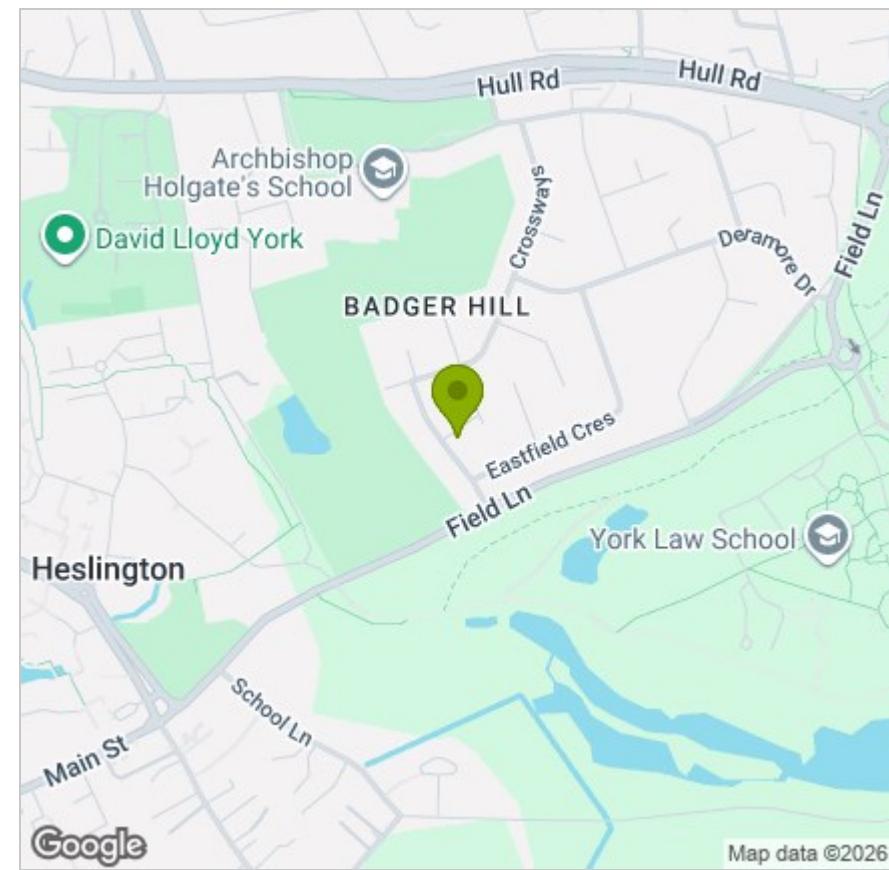
## Outside

To the front is a low maintenance garden, whilst to the side is a driveway providing off street parking and leading to garage. To the rear is a fully enclosed lawned, well kept garden which is well planted with trees, shrubs, plants and mature borders.

## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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