Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 13 Deepdale, York, YO24 2SA

**Guide Price £300,000**

# 13 Deepdale, York, YO24 2SA

## £300,000

Occupying a pleasant position within a quiet cul-de-sac, this well-proportioned three/four bedroom semi-detached dormer bungalow has been well maintained throughout and offers comfortable living accommodation with a practical layout and the added benefit of no onward chain, making it an excellent opportunity for downsizers, first-time buyers or those seeking an easy-to-maintain home. The property comprises entrance hall leading to a good sized lounge with patio doors to rear garden. The kitchen is well fitted with an excellent range of units and ample worktop areas and access to the rear garden - perfect for everyday functionality. There is also a ground floor bedroom and a dining room/bedroom 4. The family bathroom has a modern suite and is complimented by natural light from the front garden. Stairs lead to two further bedrooms with the principal bedroom positioned to the rear of the property, enjoying a peaceful outlook over the garden and the second bedroom sits to the front of the property. Externally, the property continues to impress with an open plan lawned garden and a side driveway providing parking for multiple vehicles and leading to a detached garage. The enclosed rear garden is mainly laid to lawn offering a private outdoor setting ideal for relaxing or entertaining during warmer months. Situated in Woodthorpe, the property enjoys both privacy and convenience. The area offers a good selection of local amenities including shops, supermarkets, cafes good local schools while excellent road connections make commuting straightforward and within easy reach.

# Description

**Entrance Hallway**
Recessed cupboard

**Lounge**
17'7 x 11'11
Centring upon a brick surround with gas fire, coving to ceiling, patio doors to rear garden, central heating radiator, stairs to first floor landing

**Dining Room/Bedroom**
14'7 x 9'10
Coving to ceiling, window to front, central heating radiator

**Kitchen**
8'1 x 7'11
Well fitted with an excellent range of base and wall mounted units incorporating roll top work surfaces, wall mounted boiler, single sink with mixer tap over, gas cooker point, wall mounted boiler, vinyl flooring

**Bedroom**
9'10 x 7'11
Coving to ceiling, window to front, central heating radiator

**Bathroom**
7'11 x 5'11
Panelled bath, low level w.c, pedestal wash hand basin, heated towel rail, window to side

**First Floor Landing**

**Bedroom**
10'10 x 9'10
Coving to ceiling, window to front, central heating radiator

**Bedroom**
10' x 7'8
Built in cupboard, window to rear, central heating radiator

**To the outside**
To the front is an open plan lawned garden with side driveway leading to a detached garage, the rear lawned garden is fully enclosed with a timber shed providing useful storage

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

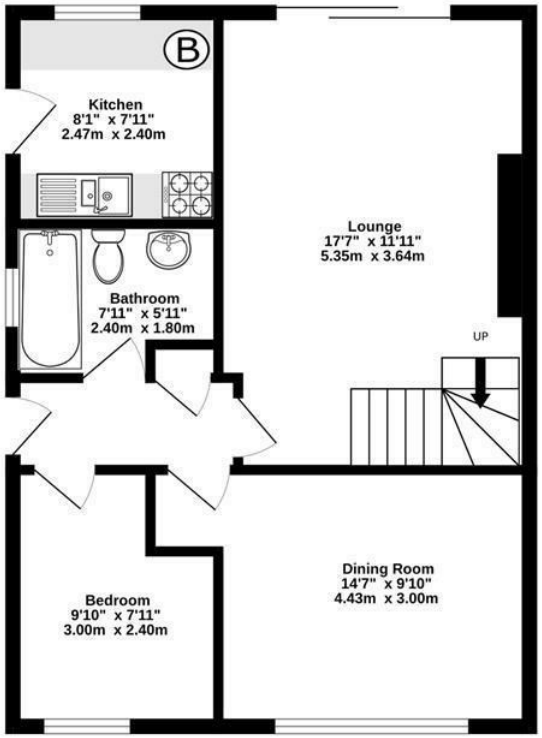
# Features

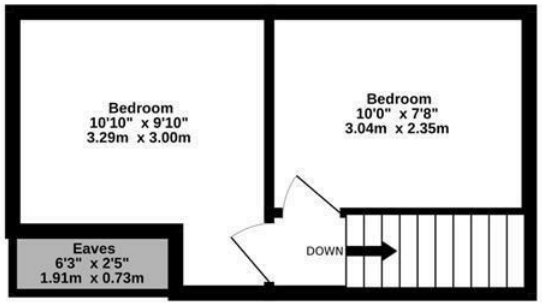
- No Onward Chain
- Pleasant Position Within A Quiet Cul-De-Sac
- Three/Four Bedroom Semi-Detached Dormer Bungalow
- Well-Proportioned Living Accommodation
- Open Plan Lawned Gardens, Driveway And Detached Garage
- Council Tax Band C
- EPC D

## FLOOR PLAN

Ground Floor
538 sq.ft. (49.9 sq.m.) approx.

1st Floor
199 sq.ft. (18.5 sq.m.) approx.

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TOTAL FLOOR AREA : 737 sq.ft. (68.4 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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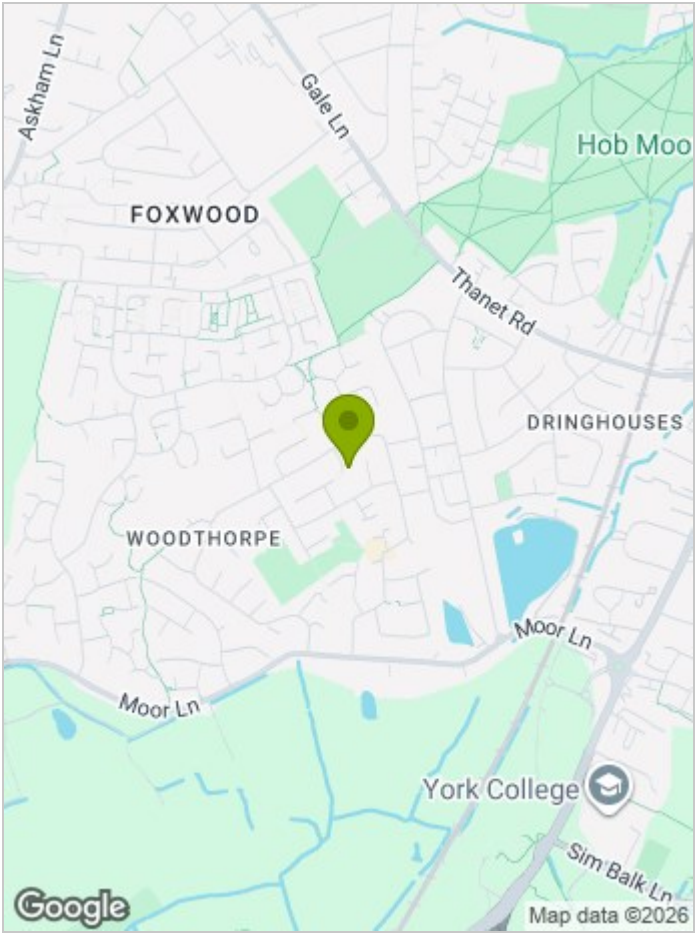
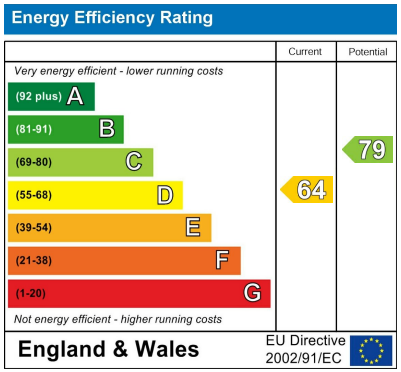
## LOCATION




## EPC

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