



25 The Crescent
Heslington, York, YO10 5EF
Guide Price £390,000

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NO FORWARD CHAIN! HIGHLY DESIRABLE VILLAGE LOCATION!
 Churchills are delighted to have the opportunity to offer to the market this fabulous semi-detached family home set on a large plot in this quiet, residential location close to an array of local amenities. The property has been lovingly maintained by the current owner and has the benefit of recently updated, high efficiency Upvc double glazed windows and was also re-roofed within the last 5 years. The spacious, bright and airy internal accommodation also has the benefit of gas central heating and briefly comprises a handy porch, entrance hall, dining room with bay window to front and opening to a living room which overlooks the rear garden, kitchen with base and wall units and leading to a ground floor WC, utility with plumbing for washing machine and a pantry cupboard which completes the ground floor accommodation. Carpeted stairs lead to the first floor galleried landing with loft access, two double bedrooms and a good size single bedroom, a family bathroom with walk-in shower cubicle and a separate WC. Externally the property boasts a large plot with driveway providing off street parking as well as a good size garage with up and over door. An early viewing is highly recommended to fully appreciate this fabulous family home!

Entrance Vestibule

Entrance door. Wooden door to:

Entrance Hall

Coving, double panelled radiator, power points, stairs to first floor.

Living Room

Leaded bay window to front, coving, single panelled radiator, power points. Carpet.

Dining Room

Leaded window to rear, coving, electric fire, double panelled radiator, power points. Carpet.





Kitchen

Window to rear, fitted wall and base units, space for appliances, stainless steel sink and drainer, double panelled radiator, power points.

WC

Window to rear, low level WC.

Pantry

Window to rear, door to side.

Integral Garage

Up and over door.

First Floor Landing

Access to loft space. Doors to:

Bedroom 1

Window to front, double panelled radiator, power points. Carpet.

Bedroom 2

Window to rear, double panelled radiator, fitted wardrobes, power points. Carpet.

Bedroom 3

Window to rear, double panelled radiator, power points. Carpet.

Bathroom

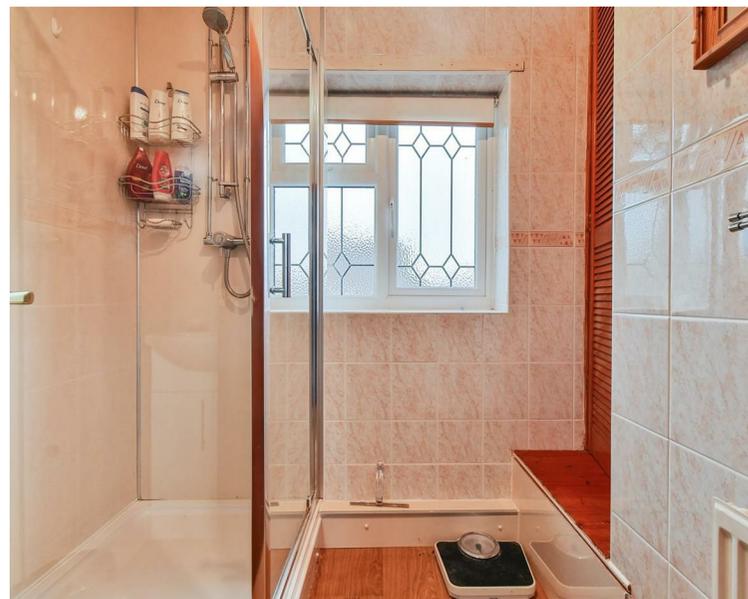
Window to front, shower cubicle, single panelled radiator, cupboard.

Separate WC

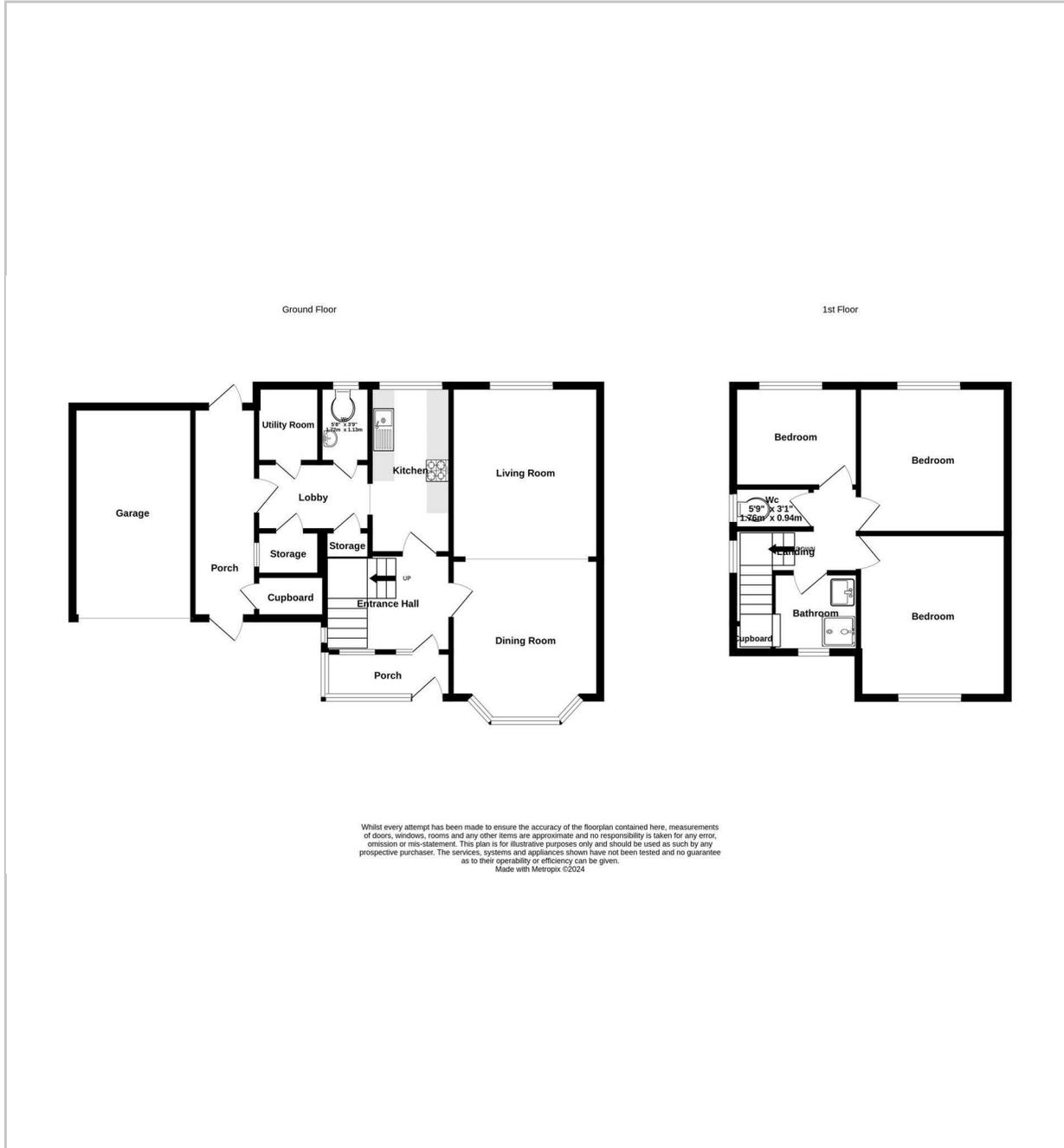
Window to side, low level WC. Carpet.

Outside

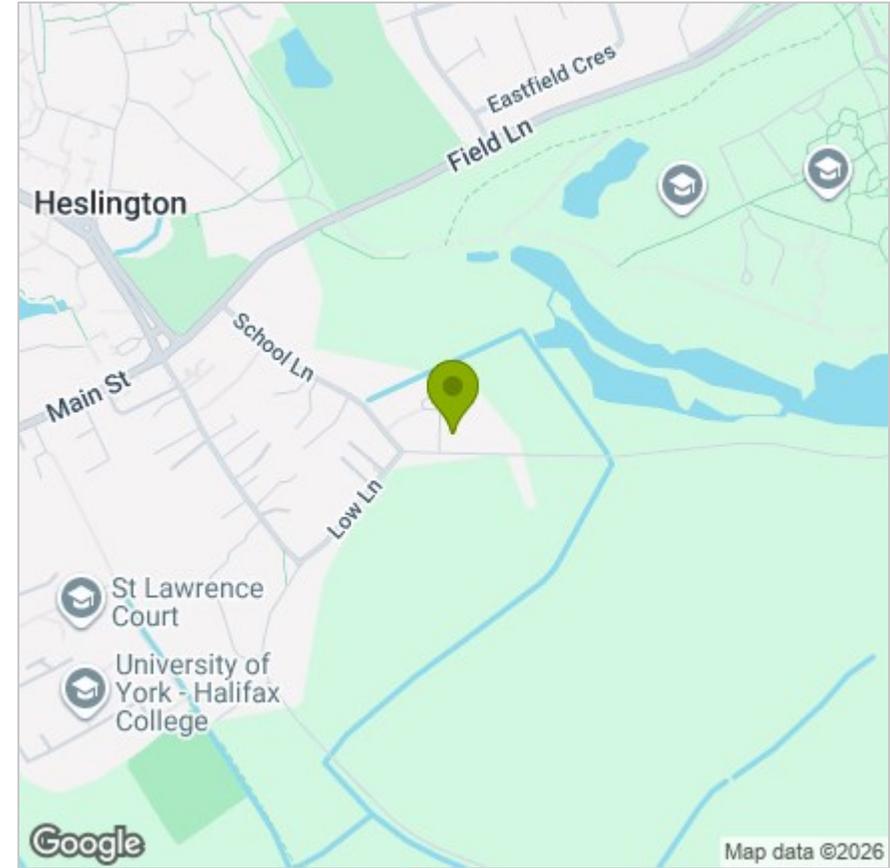
Well tended front garden with various plants and driveway leading to an integral garage. To the rear is a low maintenance garden.



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			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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