



14 Lister Way  
York, YO30 6NL

£385,000

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An impressive three bedroom semi-detached house on a very good sized plot located on this residential cul-de-sac close to York city centre, railway centre and Clifton Moor retail park. Also benefitting from nearby schools, sports clubs as well as useful amenities, this well cared for property also benefits from uPVC double glazing and gas central heating. Suitable for a range of buyers, the property comprises; entrance hallway, 23ft lounge/dining room, recently fitted kitchen with pantry, utility room, first floor landing, three first floor double bedrooms and a three piece house bathroom.

To the outside is a generous driveway providing ample off street parking, south facing side lawned garden with single garage, patio and brick store and an enclosed rear garden with patio and artificial turf which is also south facing.

An accompanied viewing of this property is strongly recommended.

### **Entrance Hallway**

uPVC entrance door, laminate flooring, windows to front and side, door to;

### **Lounge/Dining Room**

uPVC bay window to front, fire with surround, two double panelled radiators, laminate flooring, TV and power points, uPVC window to rear

### **Kitchen**

Recently fitted wall and base units with Oak countertop, five ring gas hob, one and half sink with draining board and mixer tap, uPVC window to side, space for appliances, pantry cupboard, vinyl flooring, power points. The kitchen and appliances are less than a year old.

### **Utility Room**

uPVC glazed door to rear garden, wall mounted gas combination boiler, uPVC window to side, plumbing for washing machine, power points





### First Floor Landing

uPVC window to side, carpeted flooring, loft access

### Bedroom 1

uPVC window to rear, fitted wardrobes, period fire, laminate flooring, double panelled radiator, power points

### Bedroom 2

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

### Bedroom 3

uPVC window to side, laminate flooring, double panelled radiator, power points

### Bathroom

Opaque uPVC window to front, panelled bath, wash hand basin, low level WC, storage cupboard, radiator

### Outside

Front driveway for at least 7 vehicles and the potential for electric car charging, detached single garage with up and over door and power and lighting, side lawn with patio, timber fence and hedge boundary, rear enclosed garden with artificial turf, flower borders, timber fence boundary and paved patio, outside tap. Both garden areas are south facing.

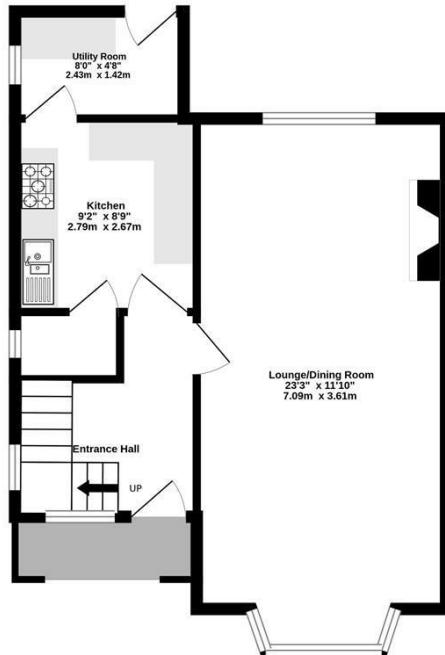
### Agents Notes

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

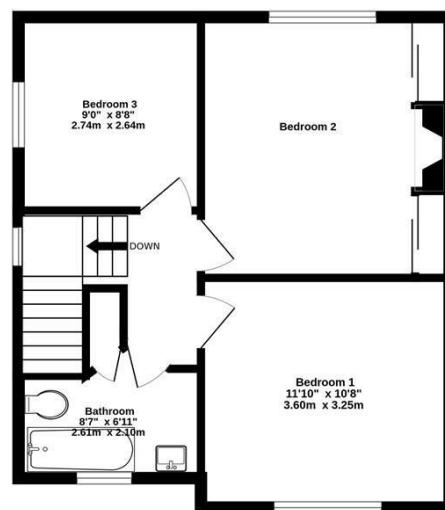


## FLOOR PLAN

Ground Floor  
485 sq.ft. (45.1 sq.m.) approx.



1st Floor  
459 sq.ft. (42.7 sq.m.) approx.

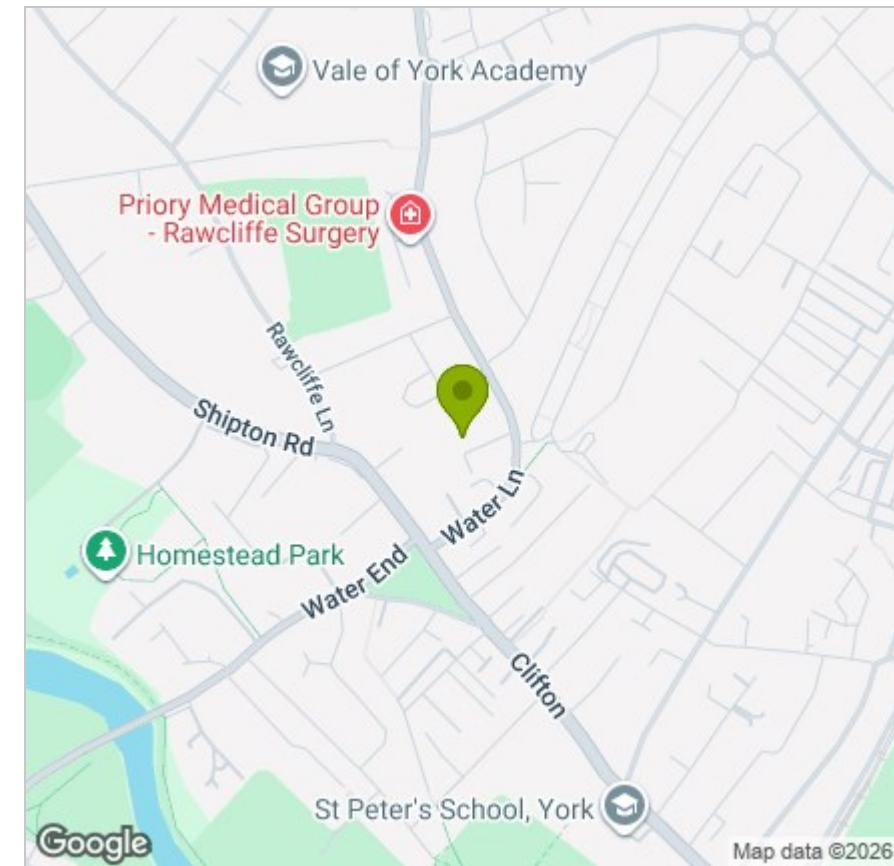


TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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

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