



• A beautifully presented town house • 2 parking spaces • Spacious living room with storage below the stairs • Open plan kitchen/diner with fitted appliances & doors out to the garden • Two large double bedrooms, both with en-suite facilities • Fully enclosed rear garden with patio seating areas & a timber shed • Quick access to the centre of York • Amenities in walking distance • Nature reserve to the rear • EPC = B

Guide Price £290,000

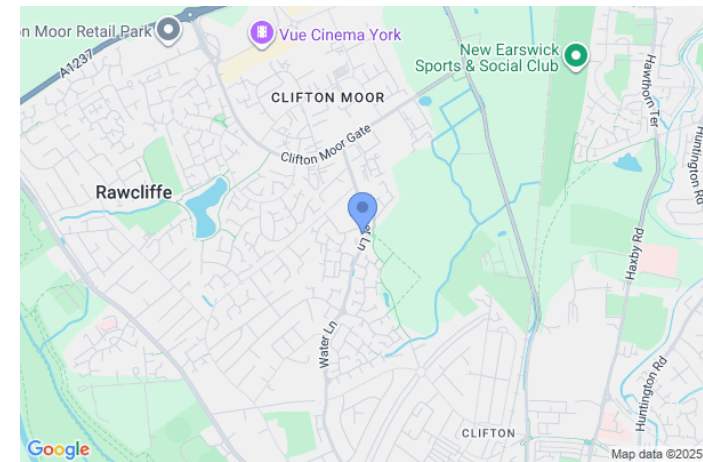
This modern and beautifully presented townhouse is tucked away at the end of a peaceful and convenient cul-de-sac only a short drive from the centre of York. The property benefits from two car parking spaces, a rare commodity for a property of this size. There is a nature reserve across the road, so if you like to explore or take your dog for a walk then this will surely appeal. Properties of this calibre don't come to the market very often, so an early viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see that there is a door straight ahead which opens to downstairs w/c, whilst a generous living room can be found on the left hand side. The living room is bright and spacious, featuring a window to the front aspect that allows natural light to flood the room and stairs leading to the first floor with a useful under stairs storage cupboard.

To the rear of the property is a contemporary kitchen/diner fitted in white and grey tones with matching preparation surfaces. Features include an integrated split-level oven and microwave, a four-ring gas hob, extractor, a sink, an integrated fridge/freezer, dishwasher and plumbing for a washing machine. The kitchen also benefits from spotlights and modern tiled flooring. The dining area has French doors that open onto the patio and enclosed rear garden.

Upstairs, the first floor offers two double bedrooms, both with their own en-suite facilities. The master bedroom overlooks the front of the property and its en-suite comprises of a panelled bath with shower over, low level w/c, hand basin and chrome heated towel rail. The second double bedroom enjoys views over the rear garden and an en-suite comprising corner shower, low level w/c, hand basin and a chrome heated towel rail.

The rear garden is accessible via a gated side path and offers a pleasant, south-east facing outdoor space with a lawn, two patio areas, fenced and part-brick boundaries and a timber shed. The garden also enjoys views across the neighbouring nature reserve. At the front of the property there are two allocated off-road parking spaces, with room for up to two additional guest vehicles immediately in front of the property.







A STUNNING PROPERTY ONLY A SHORT DRIVE FROM THE CENTRE OF YORK



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	95
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 758 sq. ft / 70.40 sq. m

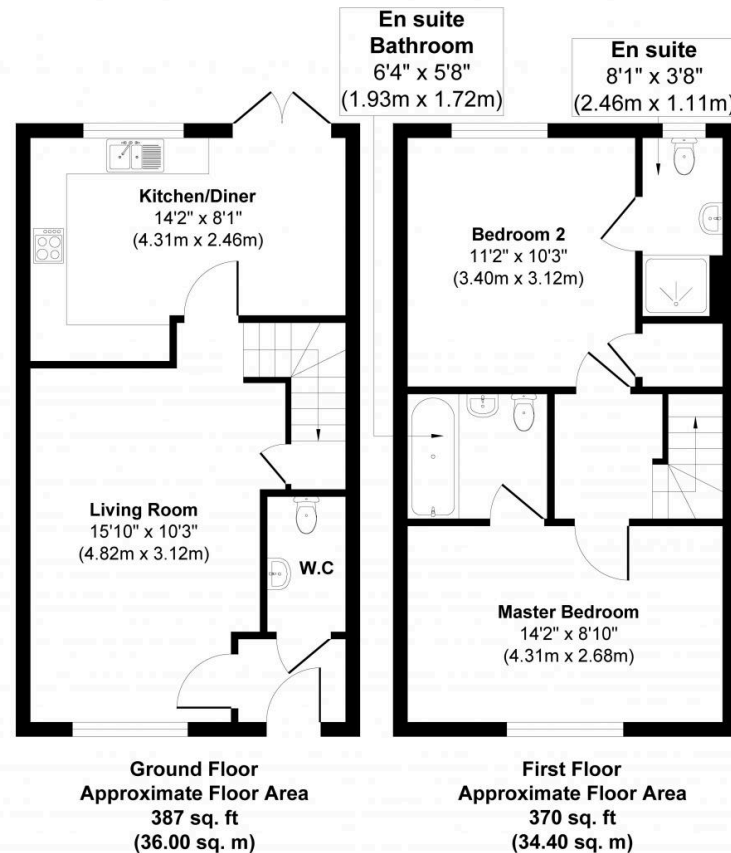


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