



56 Rosedale Avenue
York, YO26 5LQ
Guide Price £365,000

3 1 1 D

We are delighted to offer for sale this traditional large extended three bedroom semi-detached house set within this highly sought after residential location close to local amenities, schools, transport links and green spaces and within easy access to the by-pass. This home is ideal for families, first-time buyers, and commuters alike. The bright and spacious living accommodation has been maintained to a high standard by the present owners and provides extremely versatile living accommodation comprising: entrance hall, cloaks/WC, large lounge/diner with feature log burner and bay window to the front, dining kitchen with French doors and high gloss modern fitted units and looking out onto raised decked area, stairs lead to first floor landing where there are three well proportioned bedrooms, bathroom/WC with modern quality white suite. Front drive provides ample car parking and leads to an attached garage Private low maintenance garden with raised decked area and attached garage.

An internal viewing is strongly recommended to appreciate both the size and quality of accommodation on offer.

Entrance Hall

Laminate flooring, coving to ceiling, built in cupboard with recently fitted consumer unit central heating radiator

Lounge/Dining Room

Open plan, bay window to front, coving to ceiling, attractive log burning stove set on a hearth, oak veneered flooring, central heating radiator, folding doors to

Breakfast Kitchen

Fitted with an excellent range of high gloss base and wall mounted units incorporating roll top surfaces, five ring gas range cooker with double oven and extractor fan over, tiled splashbacks, one and a half bowl sink with mixer tap over, breakfast bar, plumbing for dishwasher., window to rear. French doors to raised decked area..





W.C./Cloaks

Low level w.c., wall hung wash basin, window to side

First Floor Landing

Stairs to first floor landing, window to side, loft access with loft ladder, loft has electric light and is fully boarded

Bedroom 1

Bay window to front, central heating radiator, excellent range of fitted wardrobes, coving to ceiling

Bedroom 2

Fitted with an excellent range of wardrobes, window to rear, central heating radiator

Bedroom 3

Built in cupboard, coving to ceiling, window to front, central heating radiator

Bathroom

"P" shaped bath with shower over, wash basin set in vanity unit with mixer tap over, wall hung toilet, fully tiled walls, vinyl flooring, radiator, spotlights to ceiling

Outside

To the front is an attractive patterned imprinted driveway providing off-street parking for several cars and leading to an attached brick garage with plumbing for automatic washing machine and wall mounted boiler. To the rear is a fully enclosed private garden with a raised decked seating area with steps down to a low maintenance artificial turf and patio area.

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.

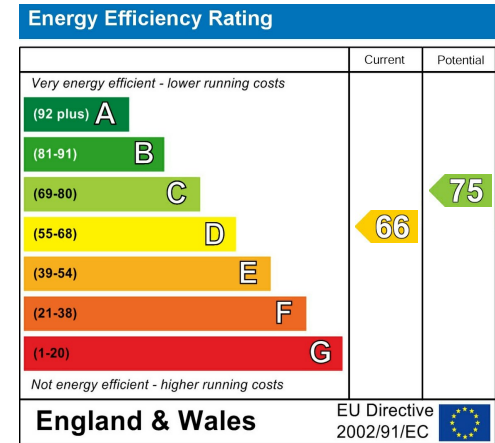
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.