



16 Elmpark Vale,
York, North Yorkshire YO31 1DU

Guide Price £279,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style on this three-bedroom semi-detached dormer bungalow, positioned at the end of a quiet cup-de-sac, in the highly sought after location of Heworth, well situated with easy access to the outer ring road, the York City Centre and the shopping parks at Monks Cross and neighbouring Vangarde close at hand. This property has been a family home and provides spacious accommodation, with fenced gardens to the rear, which will appeal to a variety of buyers, including first time buyers, professional couples, families and those looking to retire in their forever home. Briefly comprises; Entrance vestibule with stairs to the first floor. A door leading into the spacious living room, with a feature fireplace, patio doors to the garden and ample space for a table and chairs. Onwards from the inner lobby, we find the fitted kitchen, with a range of modern style units, a downstairs principal bedroom with views of the garden, shower room and a separate cloakroom completes the ground floor. The stairwell leads up to a landing, from where we find two double bedrooms, one with built in wardrobes and ample eaves storage. Outside to the front is a garden area and a driveway, providing off street parking, leading to the detached garage/workshop, just right for a car/cycle enthusiast. To the rear the house enjoys enclosed fenced gardens, with a paved patio area perfect for outside entertaining. In summary, this property provides an exceptional opportunity to secure a home needing updating, in a very popular Heworth location. The property is ideally placed for the commuter, lying approximately five miles from York city centre and within easy reach of the York outer ring road and local amenities. Sold with no onward chain! An early internal inspection is highly recommended.

Heworth is in a popular suburb, just North East of York City Centre. The location boasts a wide range of local amenities and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just around 2 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

Upvc entrance door leading into the lobby. Stairs to the first floor. Door leading to...

Living Room

22' 7" x 10' 11" (6.88m x 3.32m)

Double glazed windows to the front aspect, feature brick fireplace with an inset gas fire, ceiling coving, ceiling rose, tv point*, double glazed patio doors leading to the garden and radiators*.

Inner Lobby

Doors leading to...

Kitchen

9' 11" x 8' 7" (3.02m x 2.61m)

Modern fitted kitchen, with an attractive range of base and wall mounted units, with matching work preparation surfaces over, inset steel sink with mixer taps, integral appliances include an electric cooker*, extractor fan*, plumbing for a washing machine*, space for a fridge, wall mounted boiler*. Double glazed windows to front aspect and radiator*. Side access door to the garden. Sliding door leading to....

Shower Room

7' 6" x 5' 4" (2.28m x 1.62m)

Comprising; Shower with electric shower over*, pedestal wash hand basin set in a vanity unit with mixer tap, double glazed window to the side aspect and heated rail*.

Cloakroom

4' 4" x 2' 7" (1.32m x 0.79m)

Comprising; Low level wc and double glazed window to the rear aspect.

Bedroom 1

14' 7" x 8' 7" (4.44m x 2.61m)

Double glazed windows to the rear aspect, tv point* and radiator*.

First Floor Landing

Airing cupboard. Doors leading to...

Bedroom 2

14' 2" x 11' 0" (4.31m x 3.35m)

Double glazed windows to the front aspect, built in wardrobes, eave storage and radiator*.

Bedroom 3

14' 1" x 8' 8" (4.29m x 2.64m)

Double glazed windows to the side aspect and radiator*.

Outside

To the front of the property is a low walled and fenced front garden, laid to lawn with shrub borders. A driveway with off street parking leads to the garage. To the rear is a fenced garden laid to lawn with a patio area perfect for outside entertaining.

Garage

25' 6" x 8' 2" (7.77m x 2.49m)

The garage has an up and over door, power and lighting.



Agents Note

Epc rating E, Council tax band C.
Broadband supplier: BT not connected.
Broadband speed: Not connected.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

| | | |
|-------------------------------------|---------------------------|--|
| 16 Elmpark Vale YORK YO31 1DU | Energy rating E | Valid until: 25 April 2035 |
| | | Certificate number: 0300-2527-1440-2625-0925 |

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|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 87 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



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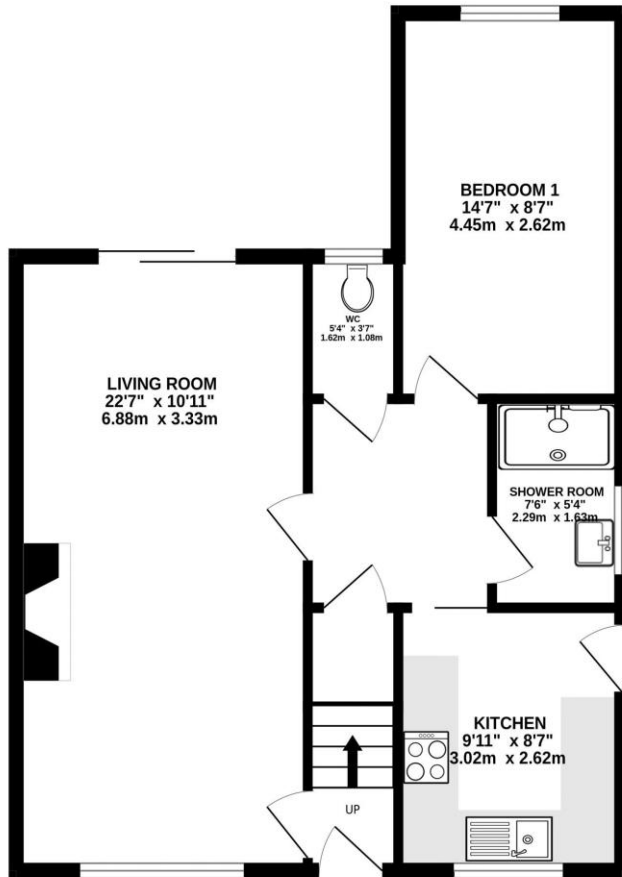
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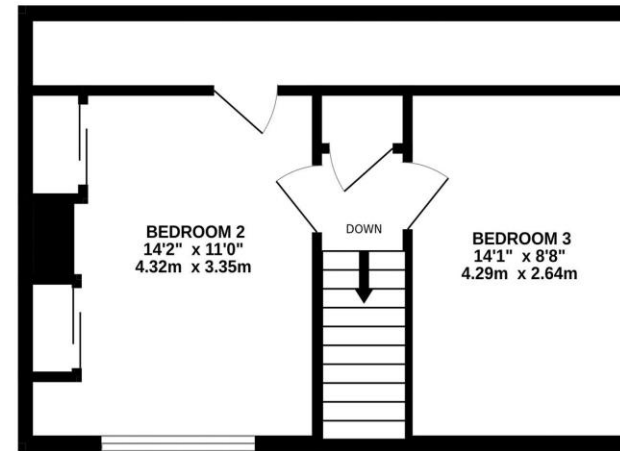
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GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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