Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

8 Vanbrugh Drive

York, YO10 5HE

Guide Price £490,000

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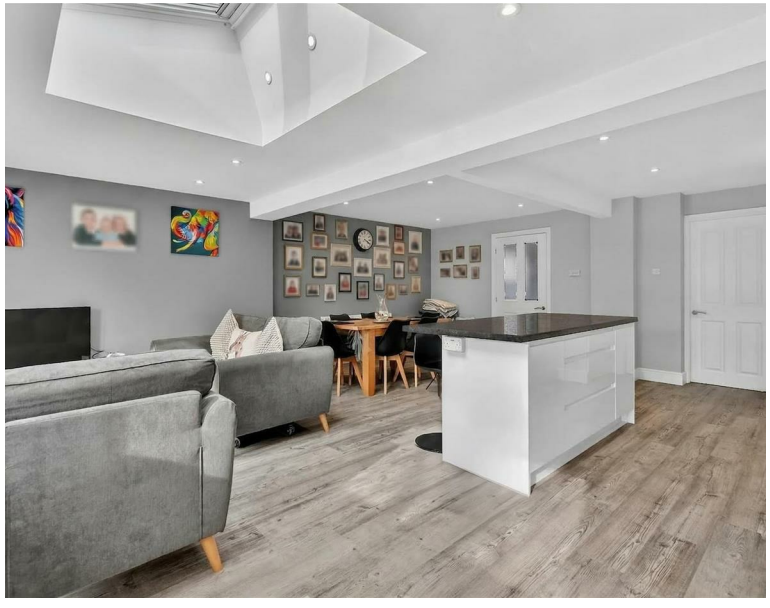
A fabulous four bedroom, two bathroom extended family home located in this sought after Badger Hill area close to shops, schools and amenities as well as University of York and excellent transport links. Updated and extended by the current vendors to a very good standard throughout, the bright and versatile living accommodation comprises: entrance hallway with composite door, lounge, superb open plan living and dining kitchen with island/breakfast bar and French doors onto a patio, utility room, w.c./cloaks, first floor landing, four first floor bedrooms, three piece bathroom with roll-top bath and separate three piece shower room.
To the outside is a paved driveway providing ample off street parking for at least four vehicles and the potential for electric car charging, side access to the rear landscape garden with paved patio, lawn, timber fenced boundary. There is also an internal garage with power and lighting.
An accompanied viewing of this very impressive property is strongly recommended.

Entrance Hallway
Composite entrance door, column radiator, storage cupboard, carpeted stairs to first floor, power points

Lounge
Electric fire with surround, uPVC window to front, two column radiators, carpeted flooring, power points

Living Kitchen
Fitted wall and base units with countertop, kitchen island with breakfast bar and power points, double oven, space and plumbing for dishwasher, built-in fridge/freezer, laminate flooring, storage cupboard, recessed spotlights, power points, uPVC window to rear, two Velux windows, column radiator

Dining Area
Column radiator, laminate flooring, recessed spotlights, column radiator, power points



Utility
uPVC window and door to rear, fitted wall and base units with stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, laminate flooring

WC
Low level WC, wash hand basin, 'Aquaboarding'

First Floor Landing
Carpeted flooring, power points, loft access via drop down ladder, uPVC window to side

Bedroom 1
uPVC window to front, fitted wardrobes, carpeted flooring, column radiator, power points

Bedroom 2
uPVC window to rear, carpeted flooring, column radiator, power points

Bedroom 3
uPVC window to rear, carpeted flooring, column radiator, power points

Bedroom 4
uPVC window to rear, carpeted flooring, column radiator, power points

Bathroom
Feature roll top bath, wash hand basin, low level WC, tiled walls, vinyl flooring, column radiator

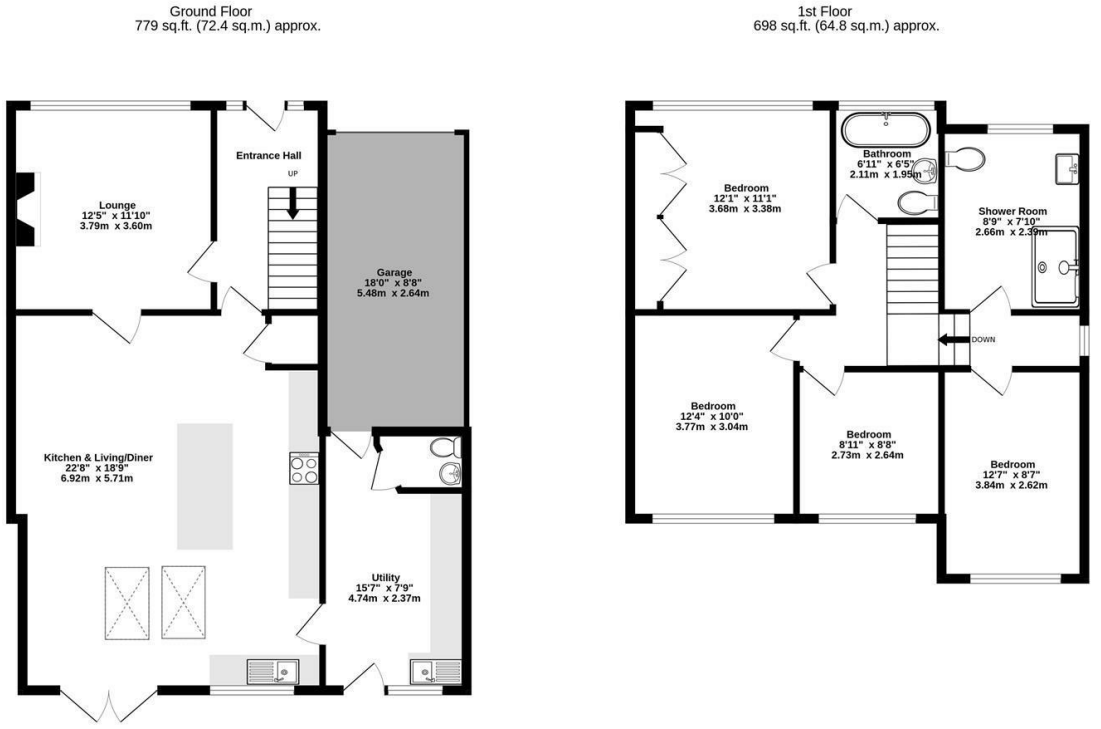
Shower Room
Opaque uPVC window to front, large walk-in shower cubicle, wash hand basin, low level WC, recessed spotlights, extractor fan, laminate flooring, towel radiator

Outside
Front paved driveway leading to garage, gated side access, rear patio, lawn, timber shed and fence boundary, garden lighting

Integral Garage
55'9"ft 6'6" x 26'2"ft (17ft 2 x 8ft)
Garage door, power and lighting, wall mounted gas combination boiler

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



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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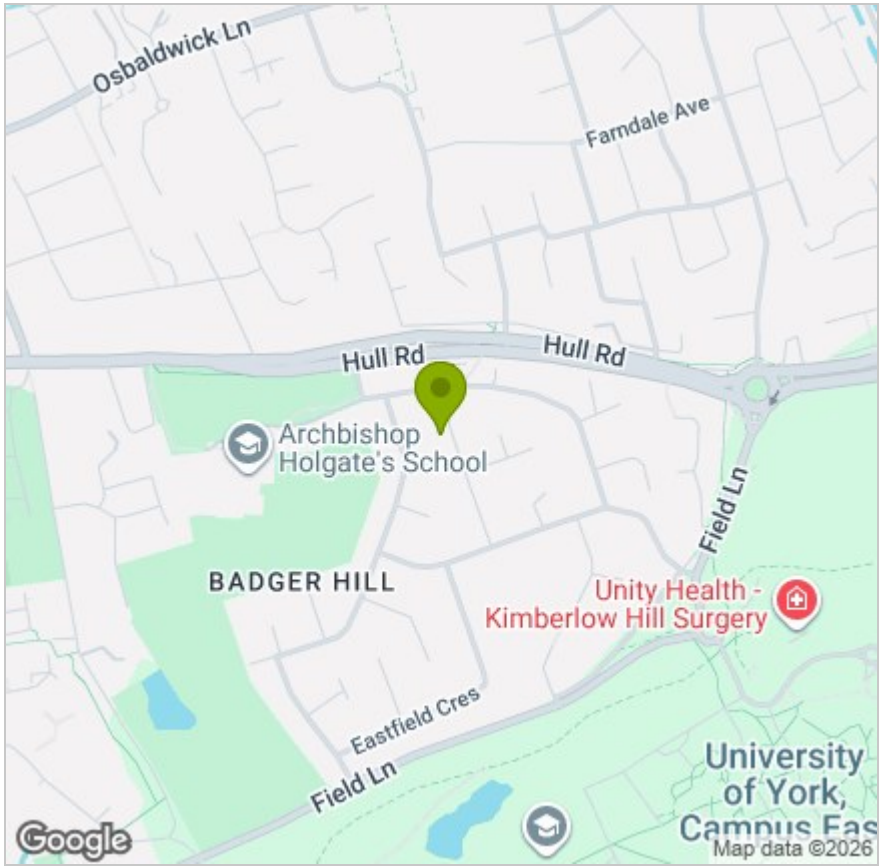
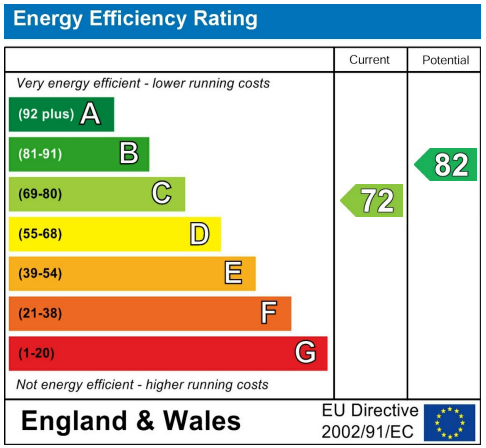
LOCATION



EPC



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