

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

36 Swale Avenue

York, YO24 2PU

Guide Price £400,000

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A truly fabulous four-bedroom semi-detached home, situated on a quiet residential street within the popular and convenient area of Dringhouses. Ideally located close to Tadcaster Road and the A64, the property also benefits from easy access to sought-after schools, local amenities and Hob Moor. Beautifully updated and extended by the current owners to an exceptional standard throughout, the spacious and versatile accommodation comprises an entrance hallway, WC/utility room, lounge with a bay window, and a stunning open-plan living, dining and kitchen area. The bespoke kitchen is complemented by impressive bi-folding doors overlooking and opening onto the rear garden. To the first floor are three generously sized double bedrooms and a contemporary four-piece family bathroom. The second floor provides a further double bedroom with fitted storage. Externally, the property offers a paved driveway providing ample off-street parking, with the potential for an electric vehicle charging point. There is also a useful side courtyard with a large store. To the rear, the attractive garden features paved areas, a lawn, raised timber decking and a hot tub, creating an ideal space for relaxing and entertaining. An accompanied viewing of this impressive home is strongly recommended to fully appreciate all that it has to offer.

Entrance Hall
Composite entrance door, two column radiators, carpeted stairs to first floor, wood panelling, power points, tiled flooring.

WC/ Utility Room
Opaque uPVC window to front, fitted wall and base units with Oak counter tops, wash hand basin, low level WC, space and plumbing for washing machine, power points, towel radiator, tiled flooring.

Lounge
uPVC bay window to front, fitted storage, column radiator, TV point, power points, carpet.

Open Plan Living Dining Kitchen
Kitchen Area: uPVC window to side, hand crafted wooden kitchen with Quartz work tops, Belfast sink with mixer tap, space and plumbing for appliances, integral dishwasher, under stairs storage cupboard, power points, luxury vinyl flooring.
Lounge/Dining Area: Large roof lantern, double glazed bifold doors to rear, two column radiators, feature log burner with surround, TV point, power points. Luxury vinyl flooring.

First Floor Landing
Opaque uPVC window to side, fitted storage, stairs to second floor, power points, carpet.





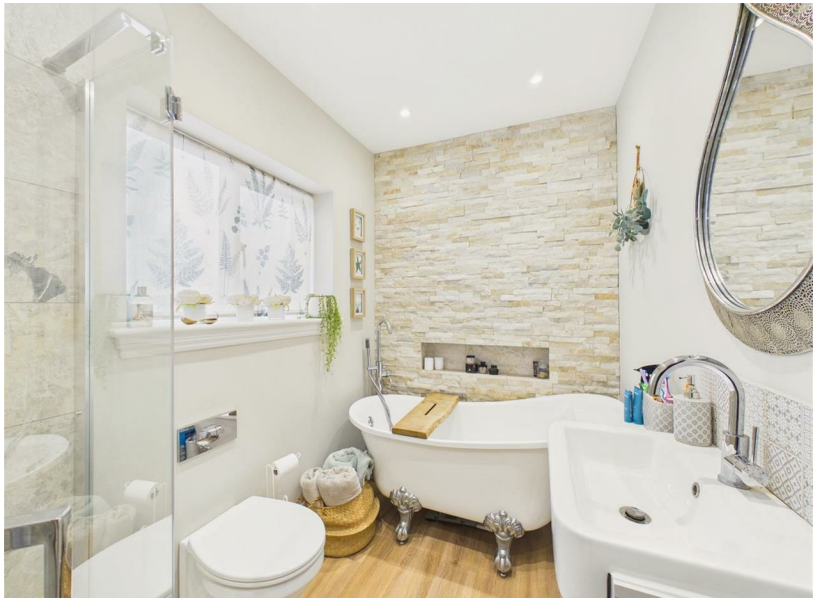


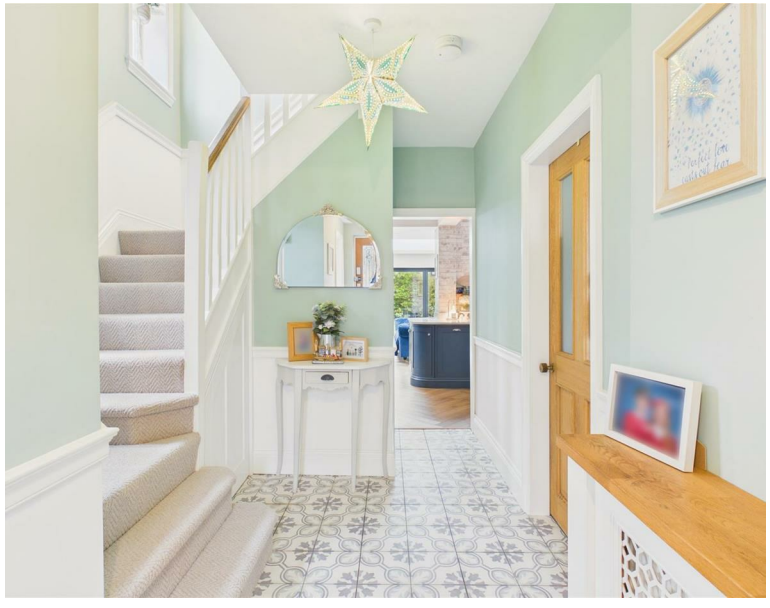












Bedroom 1
uPVC window to rear, coving, single panelled radiator, fitted wardrobes, power points, carpet

Bedroom 2
uPVC window to front, coving, double panelled radiator, power points, carpet

Bedroom 3
uPVC window to side, coving, column radiator, wood panelling, power points, carpet

Bathroom
Opaque uPVC window to front, feature slipper bath with mixer tap, corner shower cubicle, low level WC, wash hand basin, towel radiator, luxury vinyl tiling.

Second Floor Landing
Carpet, door to:

Bedroom 4
Velux to rear, fitted wardrobes, eaves storage with lighting, column radiator, power points, carpet.

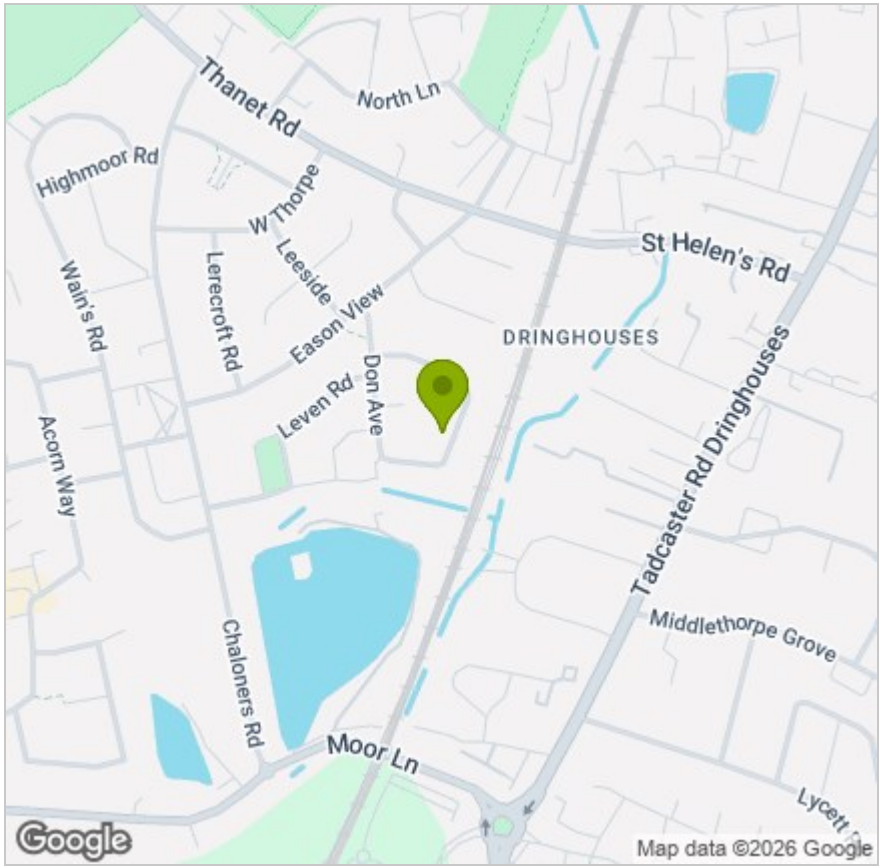
Outside
Front paved driveway providing ample off street parking and the potential for electric charging, gate to side with courtyard area. Rear long garden with separate paved sitting areas, raised timber decked area, lawn, outside tap, timber fence and hedge boundary.

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.

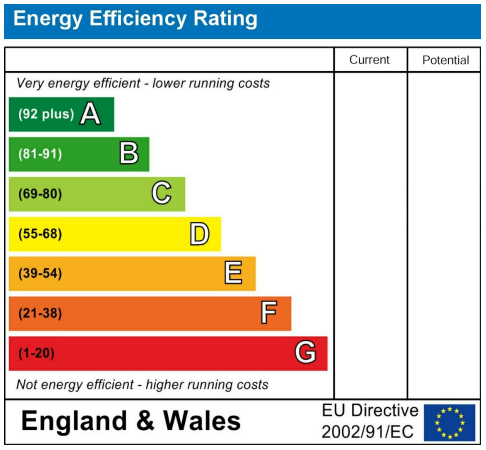
FLOOR PLAN



LOCATION



EPC



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