



Muncastergate, York

£560,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk



Muncastergate,
York YO31 9JX

Est. 1871

£560,000

*** OFFERED WITH NO ONWARD CHAIN ***

A skilfully extended and immaculately presented three bedroom semi detached house with generous south facing rear garden and integral garage which is being offered for sale with vacant possession and no onward chain.

The property occupies an outstanding position within the much sought-after Muncastergate development which offers quick and easy access to both the city centre of York, as well as the A64 York to Leeds Road and Vangarde Shopping Park. The house has been skilfully extended and meticulously maintained over many years by the current owners and features a private south facing rear garden.

Internally, the property is entered from the front into a spacious reception hall with staircase leading to the first floor with built-in understairs cupboard.

To the front of the property is a sitting room featuring an open working fireplace with cast iron basket grate in addition to a bay window to the front elevation with double glazed casements.

Without doubt the feature room of the property is the family room/dining room, located at the rear, which forms part of the property's skilful extension. The room offers both ample space for both dining and living with twin French doors to the rear inside elevation, in addition to an open working fireplace with cast iron basket grate, picture rail and television point.

The kitchen is also located at the rear of the house having a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink units. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen includes a built-in electric oven and grill with 4-point gas hob unit and extractor canopy. There is an integrated dishwasher, fridge unit and plumbing for a washing machine. The kitchen



Tenure: Freehold
Broadband Coverage: 2000 Mbps max download
EPC Rating: TBC
Council Tax: Band D - City of York
Current Planning Permission: No current valid planning permissions

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also offers integral garage access.

The property features 3, generous, double bedrooms, the main bedroom of which is located at the front of the house having a built-in over stairs wardrobe.

Bedroom 2 also has a front aspect, being a further generous, double room having a built-in over stairs wardrobe, with bedroom 3 located at the rear having a walk-in ensuite shower room with secondary landing access. The ensuite includes a low flush W.C., wash hand basin set in a vanity surround and inset shower cubicle with tiled splashbacks.

All 3 bedrooms benefit from uPVC framed double glazed casement windows and radiators.

Finally, there is a modern house bathroom, comprehensively refitted and featuring a contemporary 3-piece suite comprising of a low flush W.C., wash hand basin set in a vanity surround and roll top bath. There is a separate double fronted shower cubicle with waterfall shower head and tiled splashbacks.

Externally, the property is entered directly off Muncastergate through a pillared entrance onto a front driveway which in turn accesses the integrated garage which has 2 opening hinged doors and is equipped with light and power. The property's front garden is extensively laid to gravel, providing additional off-road parking.

Gated access leads down the side of the property through to the rear south facing garden.

Running full width across the rear elevation is an "S" shaped flagged patio, being an extension of the living accommodation, ideal for outside entertaining.

The property's rear garden has been landscaped and maintained over many years being extensively laid to lawn with numerous herbaceous borders and planted beds.

There is a mature Weeping Willow tree providing privacy, and the garden is fully enclosed to all sides by fenced boundaries. There is a further raised patio located centrally, which enjoys the evening sun. A garden shed is included within the sale.

The property benefits from gas fired central heating throughout as well as double glazing, and an early inspection is strongly recommended.

Partners:

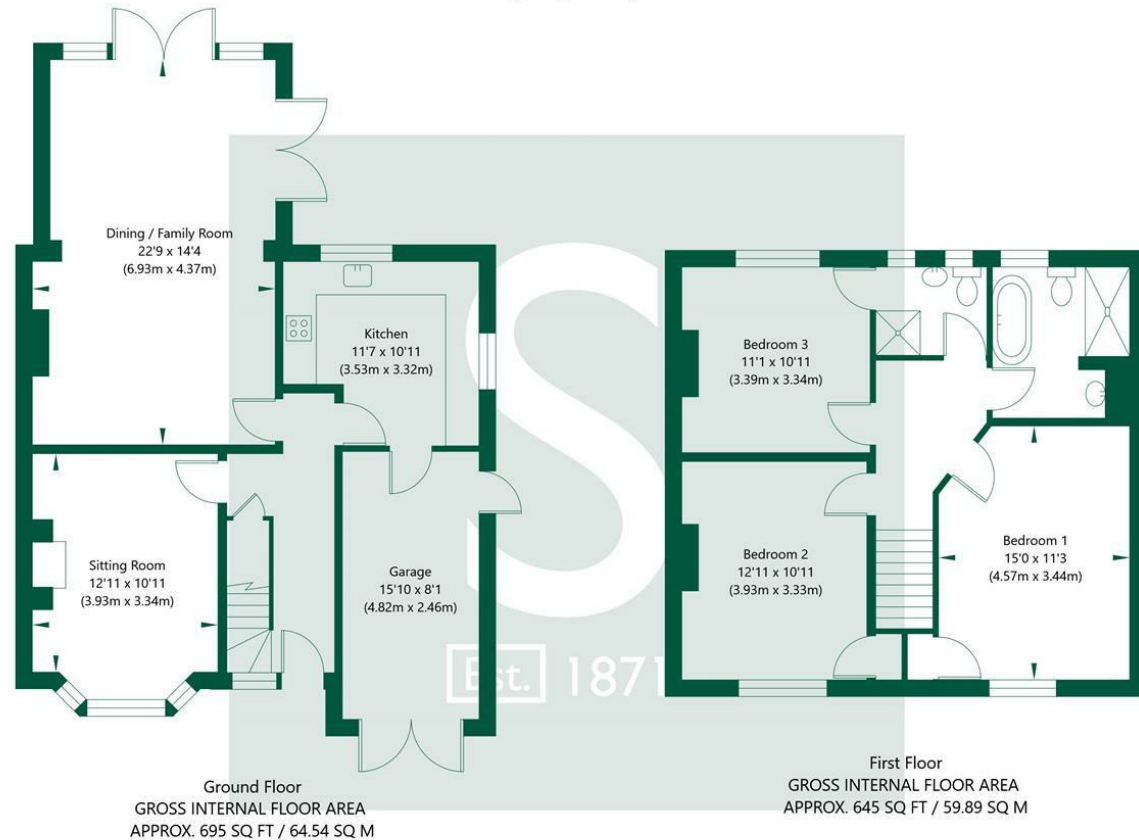
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1340 SQ FT / 124.43 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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