



37 Melrosegate  
York, YO31 0SB  
£320,000

 3  1  2  D

We are delighted to offer For Sale this impressive 3 bedroom semi-detached house close to York city centre and moments from Heworth shops and amenities. The property is also perfectly situated for easy access to Monks Cross shopping park and outer ring road via car or public transport.

This well cared for property is sure to appeal to a range of buyers and benefits from uPVC double glazing and gas central heating. Internally it comprises; entrance hallway, dining room with bay window, good sized rear lounge with views over the garden, fitted kitchen, first floor landing, 3 first floor bedrooms (2 doubles and 1 generous single), 3 piece house bathroom and separate WC. To the outside is a front driveway providing ample off street parking and the potential for electric car charging and a detached single garage with power and lighting whilst to the rear is a low maintenance garden with sitting areas and timber storage shed. An accompanied viewing is strongly recommended to appreciate the quality on offer.

### Entrance Hallway

Entrance door, uPVC window to side, double panelled radiator, power points, carpeted stairs to first floor, understairs cupboard

### Dining/Sitting Room

12'2 x 11 (3.71m x 3.35m)  
uPVC bay window to front, double panelled radiator, exposed timber floorboards, power points

### Lounge

14'9 x 14'3 (4.50m x 4.34m)  
uPVC bay window with French doors to rear, gas fire with surround, two double panelled radiators, carpeted flooring, TV and power points

### Kitchen

15'10 x 6'4 (4.83m x 1.93m)  
Glazed door to rear, uPVC window to side, fitted wall and base units with countertop and stainless steel sink and draining board, space and plumbing for appliances, vinyl flooring, power points





### **Landing**

uPVC window to front, carpeted flooring, double panelled radiator, power points, loft access

### **Bedroom 1**

11'5 x 11 (3.48m x 3.35m)

uPVC window to rear, period fireplace, carpeted flooring, double panelled radiator, power points

### **Bedroom 2**

11 x 10'6 (3.35m x 3.20m)

uPVC window to front, carpeted flooring, double panelled radiator, power points

### **Bedroom 3**

9'7 x 7'1 (2.92m x 2.16m)

uPVC window to rear, fitted wardrobes, carpeted flooring, double panelled radiator, power points

### **Bathroom**

6'7 x 6'4 (2.01m x 1.93m)

Opaque uPVC window to side, panelled bath with electric shower over, wash hand basin, low level WC, vinyl flooring, towel radiator, extractor fan

### **Separate WC**

4 x 2'8 (1.22m x 0.81m)

Opaque uPVC window to side, wash hand basin, low level WC, exposed timber floorboards

### **Outside**

Front driveway providing off street parking, gate to rear garden with patio, decking, timber shed and timber fence boundary

### **Detached Single Garage**

Larger than average size with up and over door, door to side, power and lighting, having the potential to partition and create a home office space

### **Agents Notes**

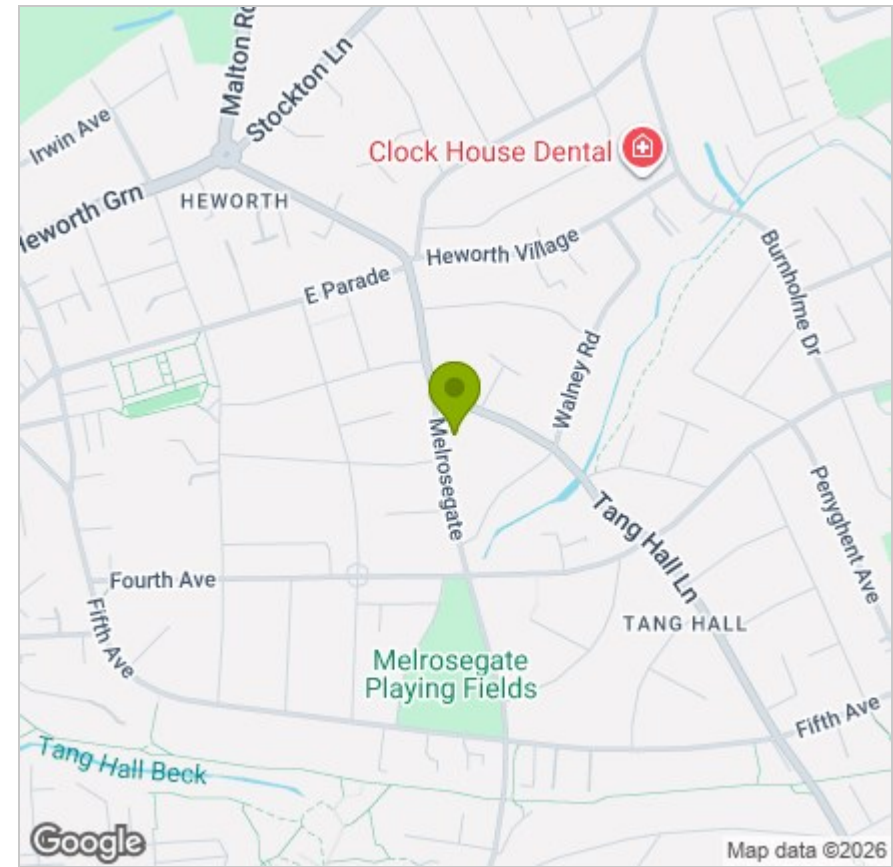
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



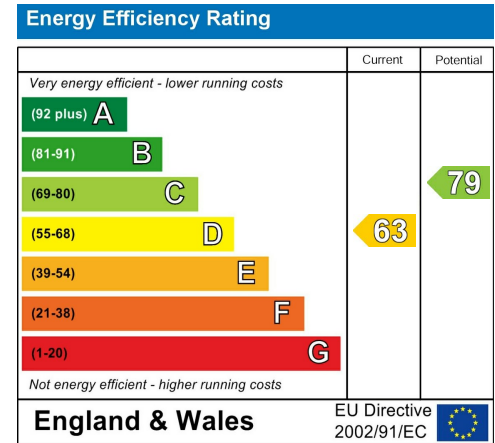
# FLOOR PLAN



# 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.