



2 Ouseacres
York, YO26 5SJ

Guide Price £435,000

3 1 2

SUPERB EXTENDED TRADITIONAL THREE BED SEMI-DETACHED HOUSE - READY TO MOVE INTO - GENEROUS PLOT - Churchills are delighted to offer for sale this quality home, situated in this popular and sought-after residential location giving easy access to York's historic city centre and train station, Acomb front street as well as nearby shops, schools and amenities. This fabulous property has been upgraded to a very good standard inside and out, with bright and airy rooms and pretty landscaped gardens. Also benefitting from excellent road and bus links, nearby allotments and river walks. Internally the living accommodation comprises; entrance hall, lounge with bay window, family room, 23ft kitchen opening to dining room and French doors onto rear garden. First floor landing, two first floor double bedrooms, fabulous three piece bathroom suite and good size third bedroom. To the outside is a secluded front lawn with hedge boundary, gravelled drive way providing ample off street parking with potential for car charging, detached single garage, side courtyard and rear garden with wooden fence boundary. An accompanied viewing is highly recommended.

Entrance Hallway

Composite entrance door, tiled flooring, double panelled radiator, under stairs cupboard with plumbing for W.C, carpeted stairs to first floor landing.

Lounge

12'2 x 11'3 (plus bay window) (3.71m x 3.43m (plus bay window))

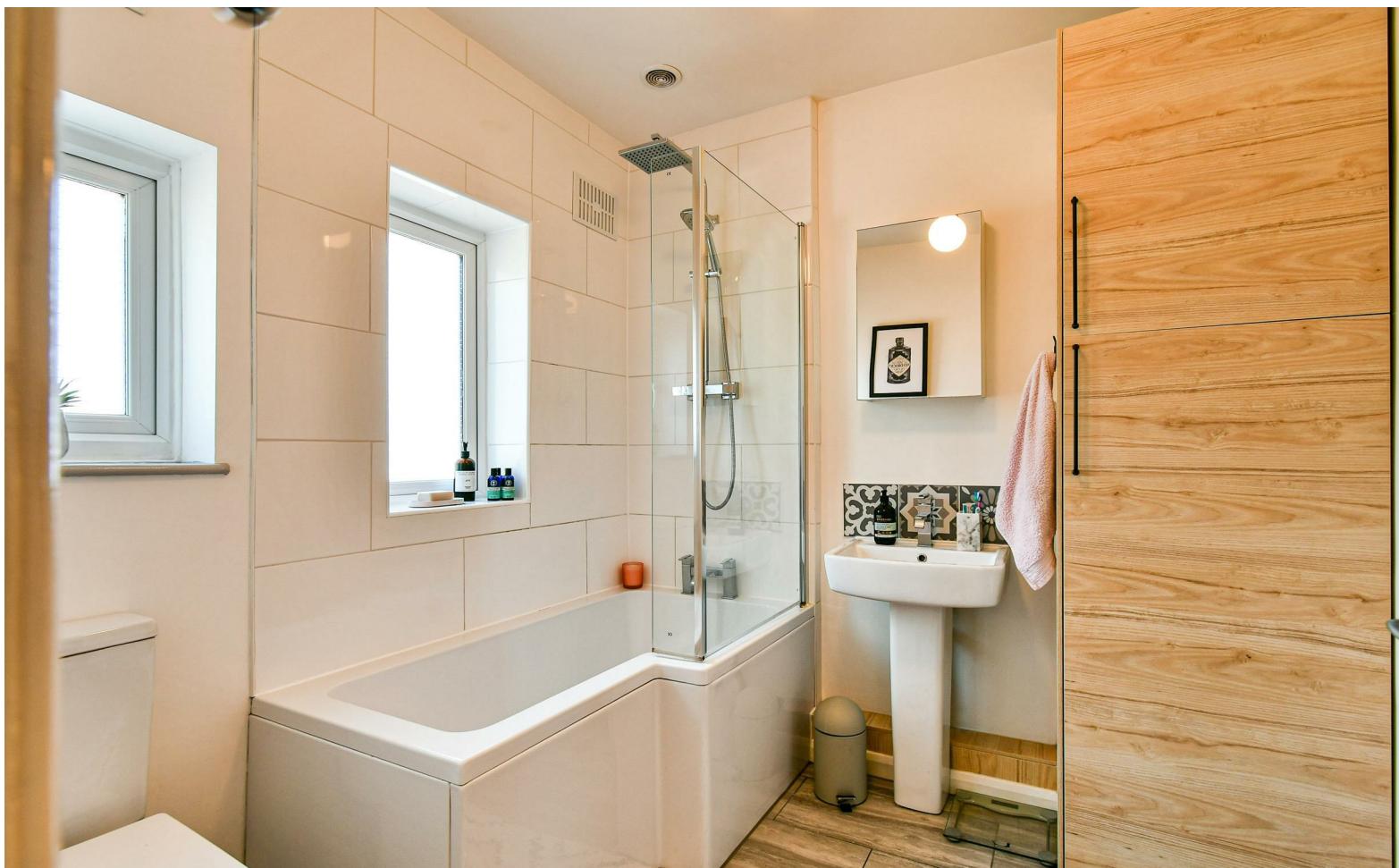
UPVC double glazed bay window to front, electric fire insert, laminated flooring, television point, power points, picture rail, radiator.

Family Room

15'6 x 11' (4.72m x 3.35m)

UPVC double glazed window to rear, laminated flooring, power points, picture rail, double panelled radiator.





Kitchen

23' x 8'8 (7.01m x 2.64m)

Fitted wall and base units with counter top, one and half sink and draining board with mixer tap, double electric oven, integrated dishwasher and fridge freezer, space for plumbing for washing machine, power points, laminated flooring, breakfast bar area, UPVC French doors onto garden. UPVC double glazed window to front.

Dining Area

10'4 x 7'4 (3.15m x 2.24m)

UPVC double glazed window to rear, laminate flooring, power points, double panelled radiator.

First Flooring Landing

Carpeted floors, original window glazing to side.

Bedroom One

12'2 x 11'3 (3.71m x 3.43m)

UPVC double glazed bay window to front, original fireplace, fitted wardrobes, single panelled radiator, carpeted floors, power points.

Bedroom Two

12' x 11'1 (3.66m x 3.38m)

UPVC double glazed window to rear. original fireplace, single panelled radiator, carpeted floors, power points, picture rail

Bedroom Three

7'5 x (2.26m x)

UPVC double glazed window to front, single panelled radiator, carpeted floors, power points.

House Bathroom

7'8 x 7'5 (2.34m x 2.26m)

Two opaque double glazed window to side, pea shaped panelled bath with mains shower over, low level W.C, pedestal wash hand basin, part tiled walls, tiled flooring, cupboard housing gas combination boiler, towelled radiator, extractor fan.

Outside

Front lawn with hedge boundary, good sized gravelled areas [providing off street parking for at least three vehicles, side decked courtyard, rear lawn with wooden fence boundary, outside tap and socket.

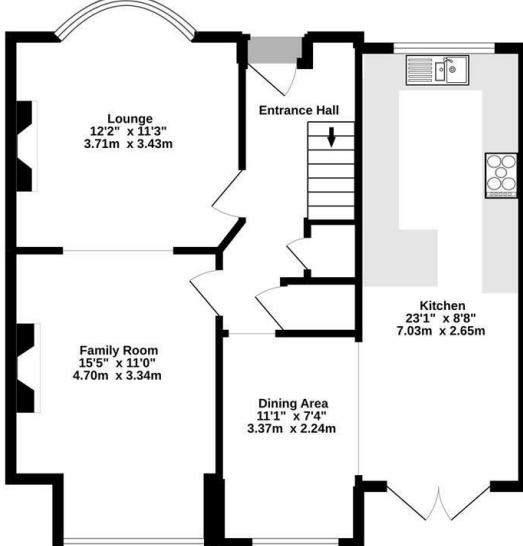
Garage

Power and lighting.

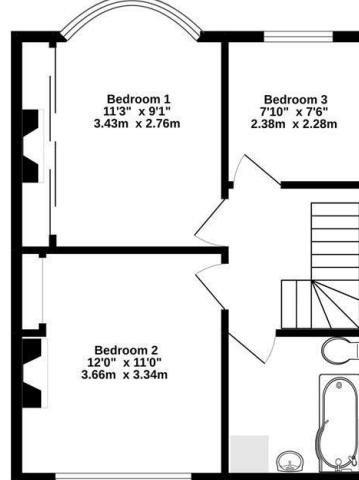


FLOOR PLAN

Ground Floor
683 sq.ft. (63.5 sq.m.) approx.



1st Floor
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.
Whilst every attempt has been made to insure the accuracy of the floorplan contained herein, measurements of doors, windows and other items are approximate and should be taken for any error, omission or miss-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.
Made with Metropix ©2022

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.