



2 Ouseacres

York, YO26 5SJ

**Guide Price £435,000**





**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.

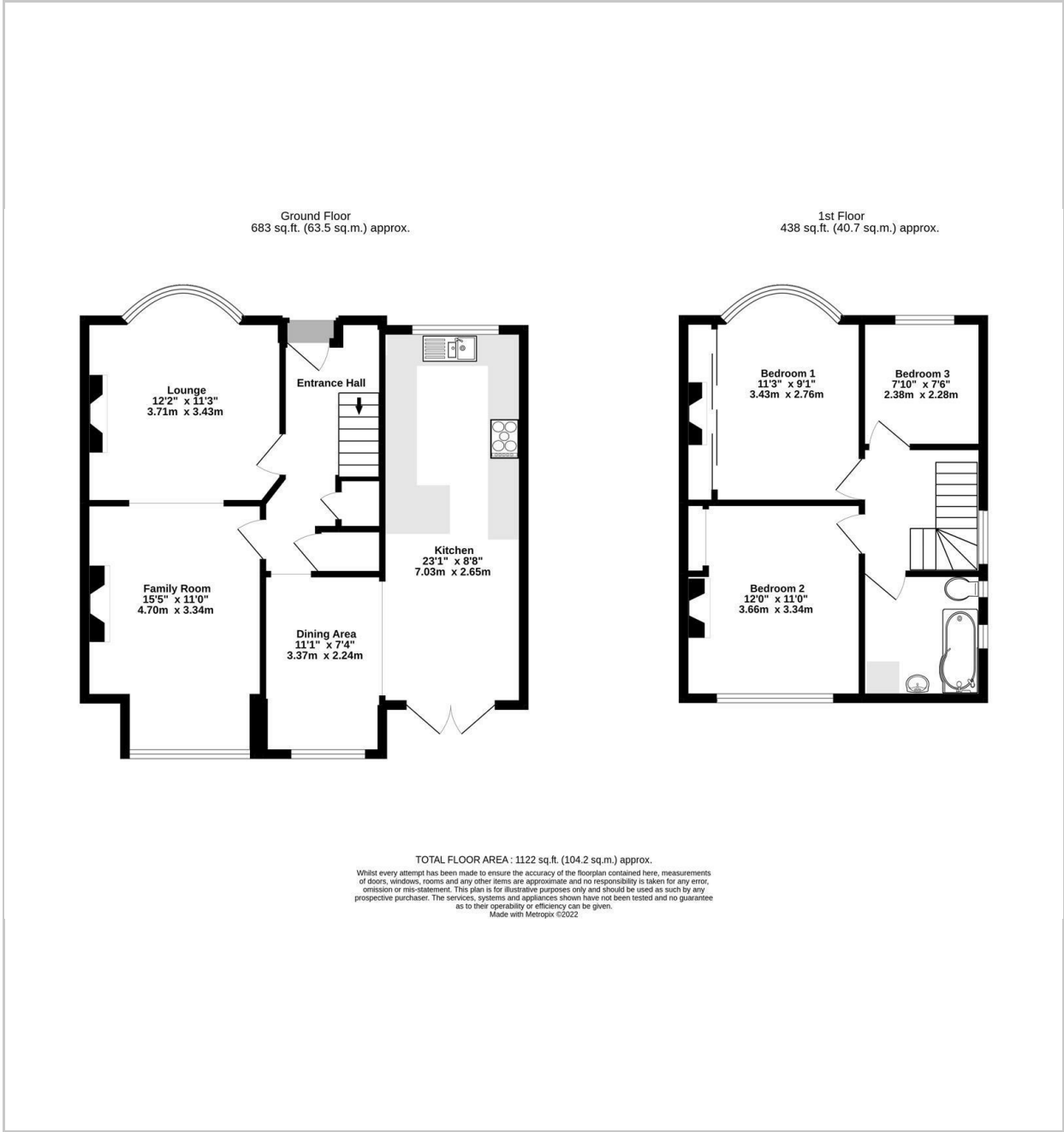
### **Garage**

Power and lighting.





FLOOR PLAN



LOCATION



EPC

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

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