



113 Newland Park Drive
York, YO10 3HR

Guide Price £325,000



NO ONWARD CHAIN! An extended, traditional style four bedroom semi-detached home located on this popular residential street convenient for York city centre, the University and the outer ring road. Although in need of some cosmetic updating the house has the added benefit of double glazing, recently upgraded kitchen and gas central heating. The living accommodation fully comprises entrance hallway, through lounge/dining room with bay window, 14' kitchen, first floor landing, four bedrooms (three doubles and one single) and a three piece house shower room. To the outside is a front driveway providing off street parking and with the potential for electric car charging, landscaped front and rear gardens. The integral garage (17'7 x 8'5) has power and lighting and door to garden. An internal viewing is strongly recommended

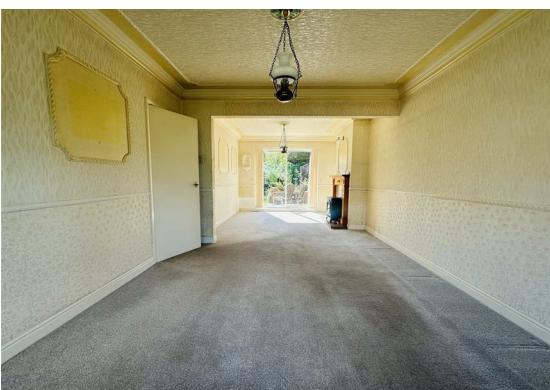
Entrance Hallway

Entrance door, stairs to first floor, single panelled radiator, power points. Carpet.



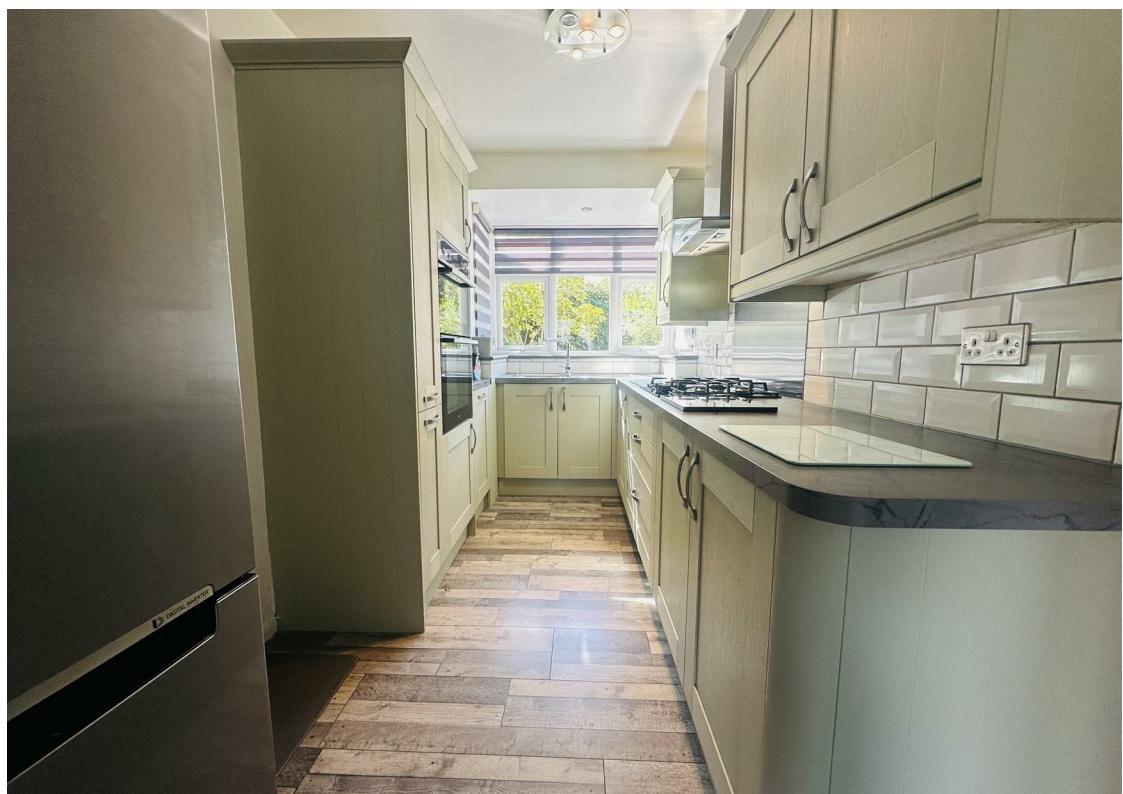
Dining Room

uPVC bay window to front, coving, single panelled radiator, power points. Carpet.



Lounge

Sliding doors onto garden, coving, single panelled radiator, TV point, power points. Carpet.



Kitchen

uPVC window to rear, fitted wall and base units with Shaker-style fronts, one and a half stainless steel sink with draining board and mixer tap, double eye level oven, gas hob, slimline dishwasher, power points. Laminate flooring.



First Floor Landing

Access to loft space. Carpet. Doors to:

Bedroom 1

uPVC bay window to front, fitted wardrobes, double panelled radiator, power points. Carpet.





Bedroom 2

uPVC bay window to rear, fitted wardrobes, single panelled radiator, power points, wall mounted combination boiler. Carpet.

Bedroom 3

Two uPVC windows to front and side, double panelled radiator, power points. Carpet.

Bedroom 4

uPVC window to front, single panelled radiator, power points. Carpet.

Shower/Wet Room

uPVC opaque window to rear, fully tiled walk-in wet room, pedestal wash hand basin, double panelled radiator, extractor fan.

Separate WC

Low level WC.

Outside

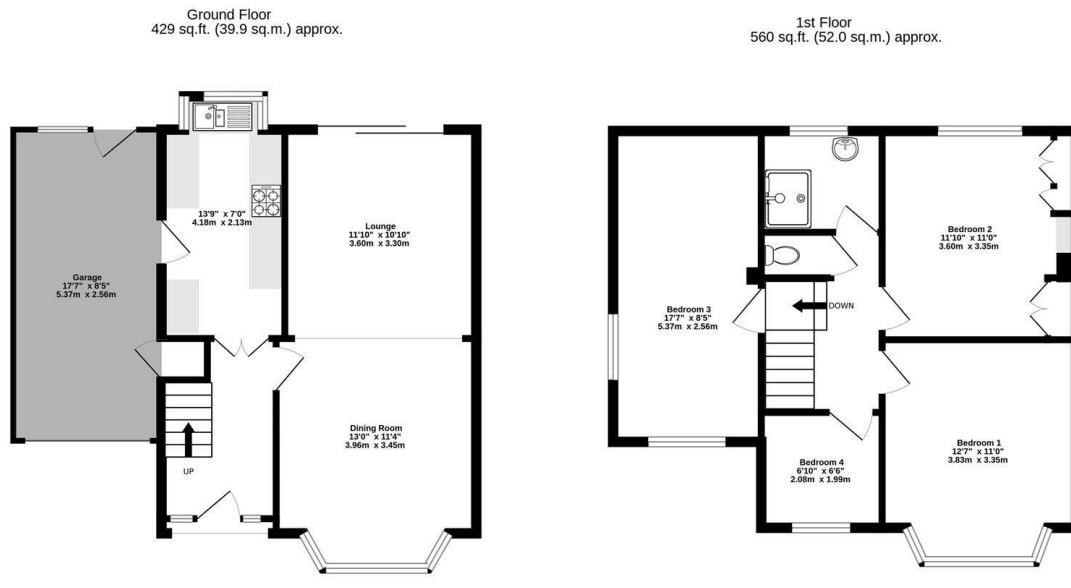
Front driveway with small landscaped garden. Rear garden with outside tap.

Integral Garage

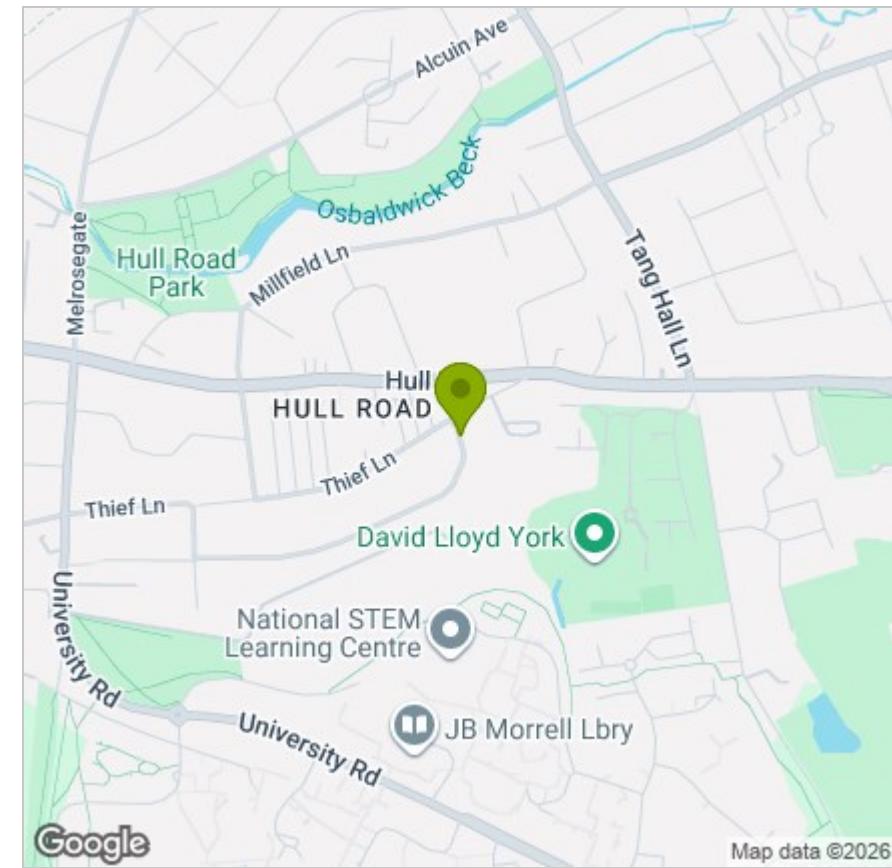
Up and over door, power and lighting. Door and window to rear and plumbing for washing machine.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.