

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

7 Arundel Grove

York, YO24 2RZ

Guide Price £325,000

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An impressive, three bedroom semi detached house with recently upgraded kitchen and bathroom, on this quiet residential cul-de-sac within the popular area of Woodthorpe being close to shops, schools and amenities. The property benefits from uPVC double glazing and modern gas central heating as well as potential for off street car charging. Internally it comprises entrance hallway with composite door, modern fitted dining kitchen, 16' lounge with glazed doors on to garden, first floor landing, two double bedrooms, three piece tiled shower room and a second floor double bedroom with eaves storage. To the outside is a front driveway proving ample off street parking leading to an attached garage/workshop whilst to the rear is a lawned garden with fence and hedge boundary as well as separate patio areas. An accompanied viewing is strongly recommended.

Entrance Hall
Composite entrance door, opaque window to side, radiator, carpeted stairs to first floor. Luxury vinyl tiling.

Lounge
Glazed window with fitted shutters, glazed door to rear, column radiator, fitted media wall, TV point, power points. Luxury vinyl tiling.

Dining Kitchen
Glazed window to front with fitted shutters, fitted wall and base units with counter tops, one and a half sink and draining board with mixer tap, 5 ring gas hob, space and plumbing for appliances, under stairs cupboard, power points, recessed spotlights. Luxury vinyl tiling.

First Floor Landing
Storage cupboard, power points, carpeted stairs to second floor. Carpet.

Bedroom 1
Glazed window to rear, column radiator, power points. Carpet.



















Bedroom 2
Glazed window to front, double panelled radiator, power points. Vinyl flooring.

Shower Room
Opaque window to side, large walk-in shower cubicle, low level WC, wash hand basin, towel rail/radiator, shaver point, extractor fan, recessed spotlights, tiled walls. Tiled flooring.

Second Floor

Bedroom 3
Velux's to front and rear, double panelled radiator, power points, eaves storage. Carpet.

Outside
Driveway to front providing off street parking, storage shed. Rear lawned garden with patio areas, fence and hedge boundaries.

Garage/Workshop
Double doors to front, door and window to rear, power and lighting.

Agents Note
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.

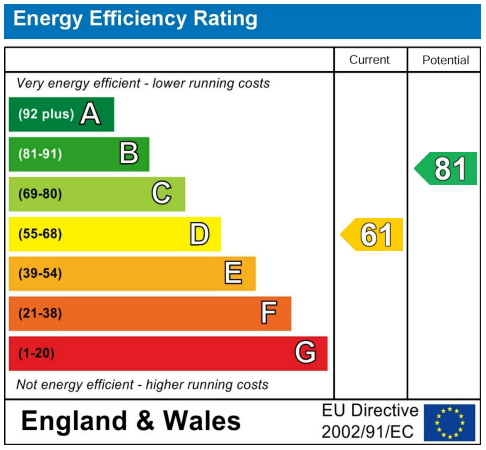
FLOOR PLAN



LOCATION



EPC



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