



11 Thorntree Grove  
York, YO30 6RB  
**£395,000**

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An impressive 3 bedroom detached house located at the end of this residential cul-de-sac off Water Lane close to Clifton Moor shopping park, popular schools and easy access into York city centre.

Offering a bright and versatile layout, this well cared for property has the benefit of uPVC double glazing and gas central heating. The property comprises; entrance hallway, lounge, 22ft dining kitchen, family room/bedroom 4, three piece shower room, first floor landing, three first floor bedrooms and three piece house bathroom suite.

To the outside is a front driveway providing off street parking and the potential for electric car charging, side access to a rear landscaped garden with patio, lawn, timber storage and wall and fence boundary.

An accompanied viewing of this superb property is strongly recommended.

### Entrance Hallway

Composite entrance door, uPVC window to side, carpeted flooring, double panelled radiator, stairs to first floor



### Lounge

uPVC window to front, single panelled radiator, electric fire with surround, carpeted flooring, coving, understairs cupboard, power points



### Kitchen/Dining Room

Fitted wall and base units with countertop, one and half sink and draining board with mixer tap, integrated dishwasher, dual fuel range cooker, space and plumbing for appliances, double panelled radiator, tiled flooring, power points, uPVC doors and windows and French doors to rear garden



### Family Room/Bedroom 4

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





### **Shower Room**

Opaque window to side, walk-in shower cubicle, low level WC, pedestal wash hand basin, single panelled radiator, vinyl flooring, part tiled walls, recessed spotlights, extractor fan

### **First Floor Landing**

Carpeted flooring, loft access, power points

### **Bedroom 1**

uPVC windows to front and rear, fitted wardrobes, two single panelled radiators, carpeted flooring, power points

### **Bedroom 2**

uPVC window to front, single panelled radiator, large storage cupboard, carpeted flooring, power points

### **Bedroom 3**

uPVC window to rear, carpeted flooring, single panelled radiator, power points

### **Bathroom**

Opaque uPVC window to rear, 'P' shaped panelled bath with mixer shower head and tap over, pedestal wash hand basin, low level WC, part tiled walls, single panelled radiator, tiled flooring, extractor fan

### **Outside**

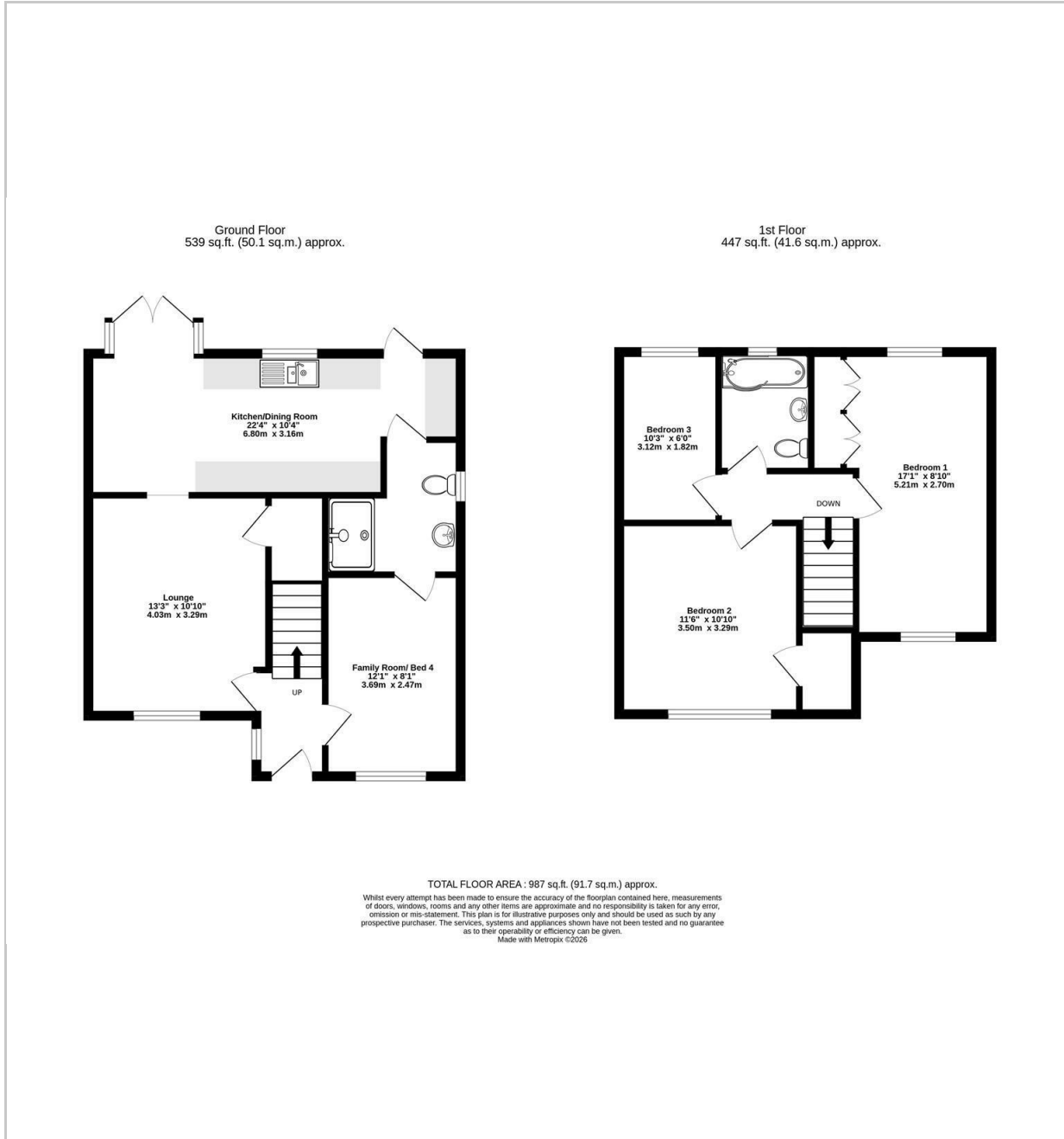
Front driveway with parking for at least three vehicles. Side access to rear garden, rear paved patio with flower borders, lawn, fence and hedge boundary, storage shed

### **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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



# 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>			<b>85</b>
(69-80) <b>C</b>		<b>74</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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