



10 Grassholme
York, YO24 2ST
£550,000

An extended family sized detached home offering fabulous and sizeable ground floor living accommodation with 4 bedrooms and 2 bathrooms as well as beautiful wrap around gardens. Located south of York city centre and part of the delightful Woodthorpe estate, this particular house layout is a rare find with a 26ft lounge with dual aspect, and an 'L' shaped open plan kitchen and dining room. Benefitting from uPVC double glazing and gas central heating and internally it comprises; entrance hallway, wc/cloaks, 26ft lounge, dining room, 17ft kitchen, utility, garden room, study, integral double garage and workshop, first floor landing, 4 first floor bedrooms one with en-suite and separate house bathroom suite. To the outside is a paved front driveway leading to the double garage, mature wildlife gardens to front, rear landscaped garden with patio, pond, timber fence and wall boundary, mature trees and shrubbery. An accompanied viewing of this highly impressive property is strongly recommended. Please call Churchills Estate Agents today.

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.

Entrance Hallway

uPVC entrance door and windows to front, stairs to first floor, laminate flooring, power points

WC/Cloaks

Opaque uPVC window to side, low level wc, wash hand basin, Belfast sink unit, vinyl flooring, double panelled radiator

Kitchen

uPVC window to front, fitted wall and base units with countertop, one and half sink and draining board with mixer tap, eye level double oven and hob, double panelled radiator, power points, recessed spotlights, tiled flooring

Lounge

uPVC bay window to front, uPVC French doors and windows to rear, carpeted flooring, double panelled radiator, TV and power points

Dining Room

uPVC window to rear, laminate flooring, double panelled radiator, power points

Garden Room

uPVC window and door to rear garden, tiled flooring, double panelled radiator, spotlights, power points

Study

uPVC window to rear, tiled flooring, double panelled radiator, power points, spotlights





Utility Room

uPVC window to rear and uPVC door to side, fitted wall and base units, plumbing and power for washing machine, double panelled radiator, tiled flooring, power points, wall mounted boiler

First Floor Landing

Vinyl flooring, loft access, power points

Bedroom 1

uPVC window to front, fitted wardrobes, laminated flooring, double panelled radiator, power points

Bedroom 2

uPVC window to rear, laminate flooring, double panelled radiator, power points

En-Suite

Velux window to rear, walk-in shower cubicle, pedestal wash hand basin, low level WC, vinyl flooring, towel radiator, recessed spotlights, extractor fan

Bedroom 3

uPVC window to rear, laminate flooring, double panelled radiator, power points

Bedroom 4

uPVC windows to front and side, fitted wardrobes, storage cupboard, laminate flooring, double panelled radiator, power points

Bathroom

Velux window to front, panelled bath, low level WC and wash hand basin, vinyl flooring, towel radiator, recessed spotlights, extractor fan

Outside

Paved front driveway including ample off street parking. Wildlife garden to front, side gate for access, outside tap and power. Rear lawned garden, patio, pond, mature trees and shrubbery, timber fence boundary, lean-to timber she and greenhouse

Internal Workshop

Fitted units, power and lighting

Garage

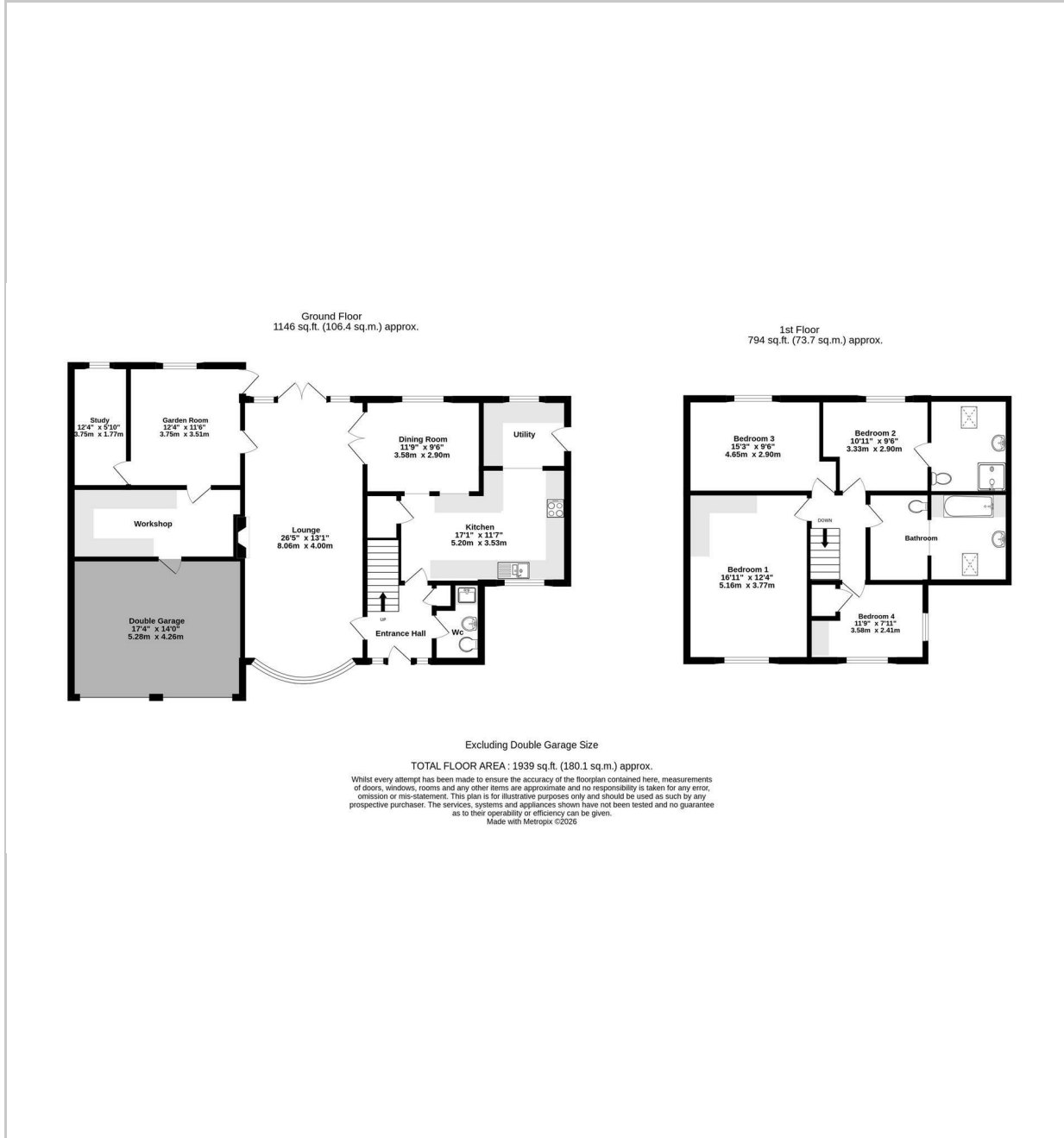
Double garage

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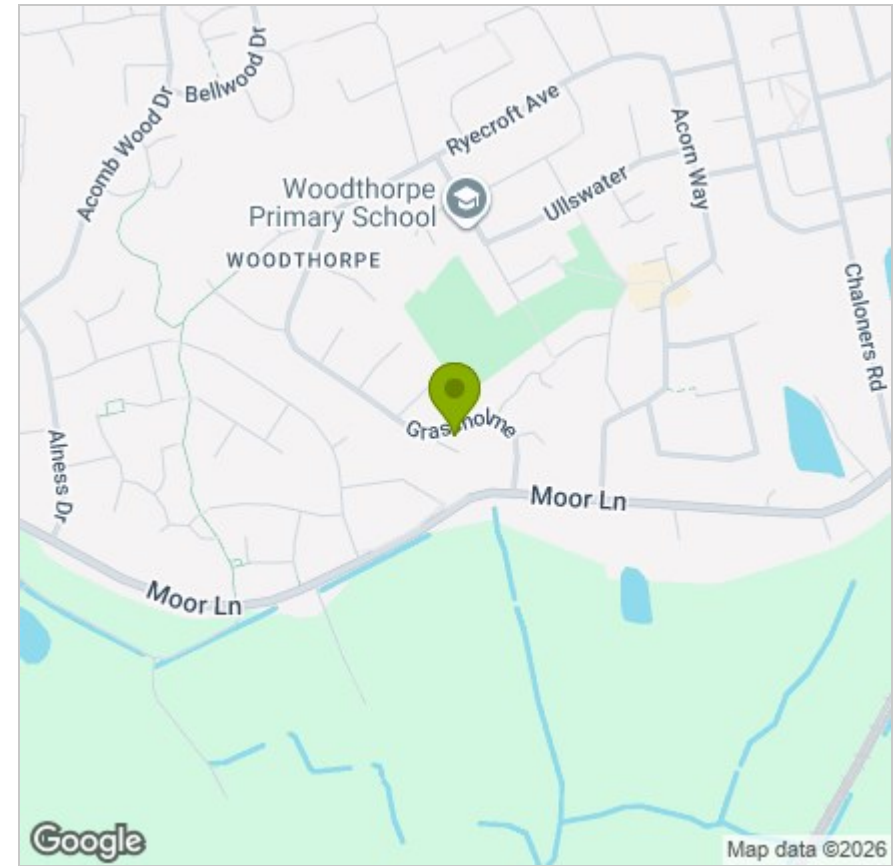
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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		

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