



Palmes Close, Naburn, York £1,650 Per Month

Four bedroom detached family home available to rent. Tucked away in a quiet cul-de-sac situated within the extremely popular village location of Naburn with quick and easy access to York via the B1222 and crucially within the catchment area for Fulford Secondary School. Boasting mature surrounding gardens, driveway and garage. Children welcomed and pets considered. A viewing is highly recommended for this wonderful property.



This imposing 4 bedroom detached property is accessed via a large driveway, offering parking for 2-3 cars, and accessed through a solid wood panelled front door. The front door opens into an entrance hall with doors leading off to all ground floor accommodation.



The living room is a large, spacious, dual aspect room with a sizeable bay window offering an abundance of natural light and wonderful views of the properties rear gardens. Also accessed from the internal hallway is the property's dinning room, which sits to the rear elevation with a large uPVC double glazed window overlooking the rear garden. The kitchen which again, sits to the rear elevation of the property benefits from a range of wall and base units, laminate worktops, built in electric hob, cooker and microwave. Crucially the kitchen also comes with a freestanding dishwasher and under the counter fridge.



Completing the ground floor accommodation is a garden room extension with sliding doors out to the garden, a utility room with built in units and a ground floor WC.



To the first floor are four double bedrooms, and small office and a house bathroom with separate WC. The master bedroom is a large spacious double room to the rear elevation which benefits from large built in wardrobes and a uPVC double glazed window overlooking the rear garden. Bedrooms 2 and 3 are well proportioned double rooms with bedroom 4 a small double, completing the bedroom accommodation. The recently update house bathroom benefits from a panelled bathtub with shower over, and pedestal wash basin with a separate low flush WC. A small office space, completes the first floor accommodation.

To the outside, the property benefits from a large driveway, double garage and beautiful wraparound gardens which are mainly laid to lawn with mature beds and trees surrounding.

Services: Mains drains, water and electric. Oil fired central heating.

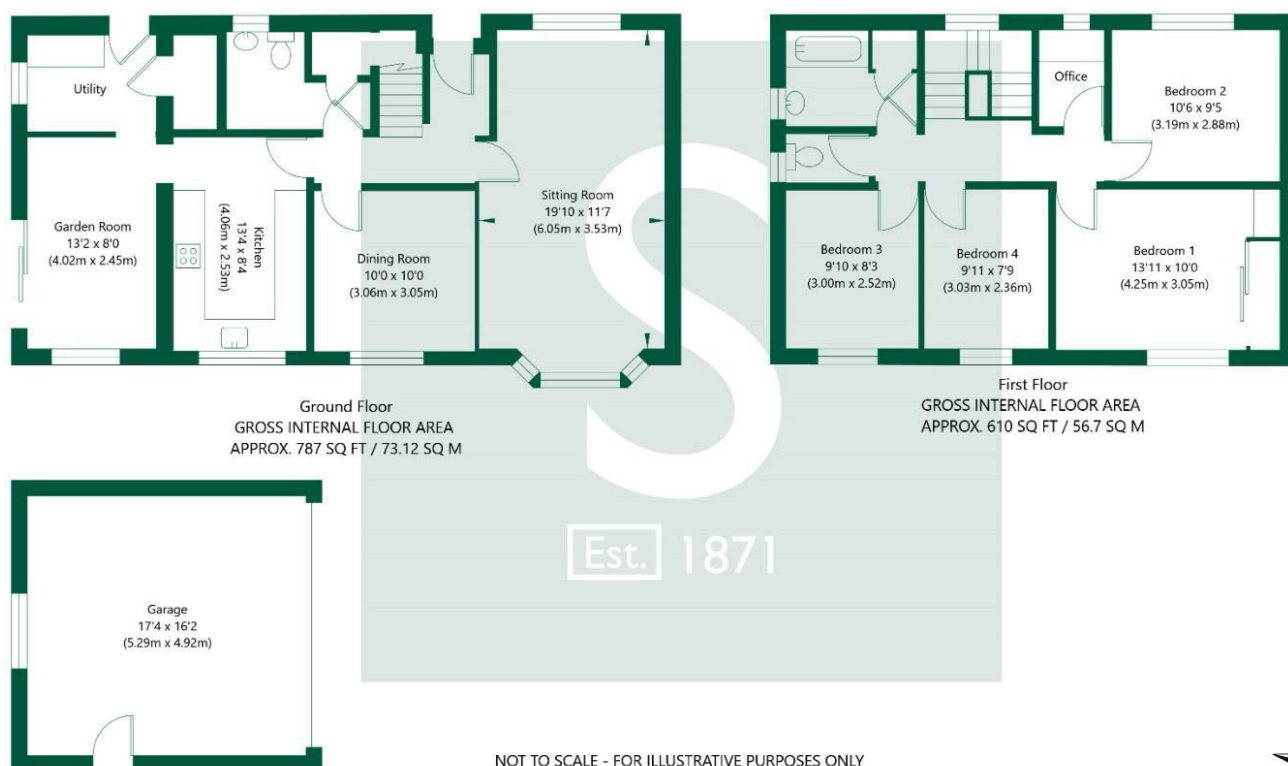
Council Tax: City of York Council - Band E

EPC: 62 (D)

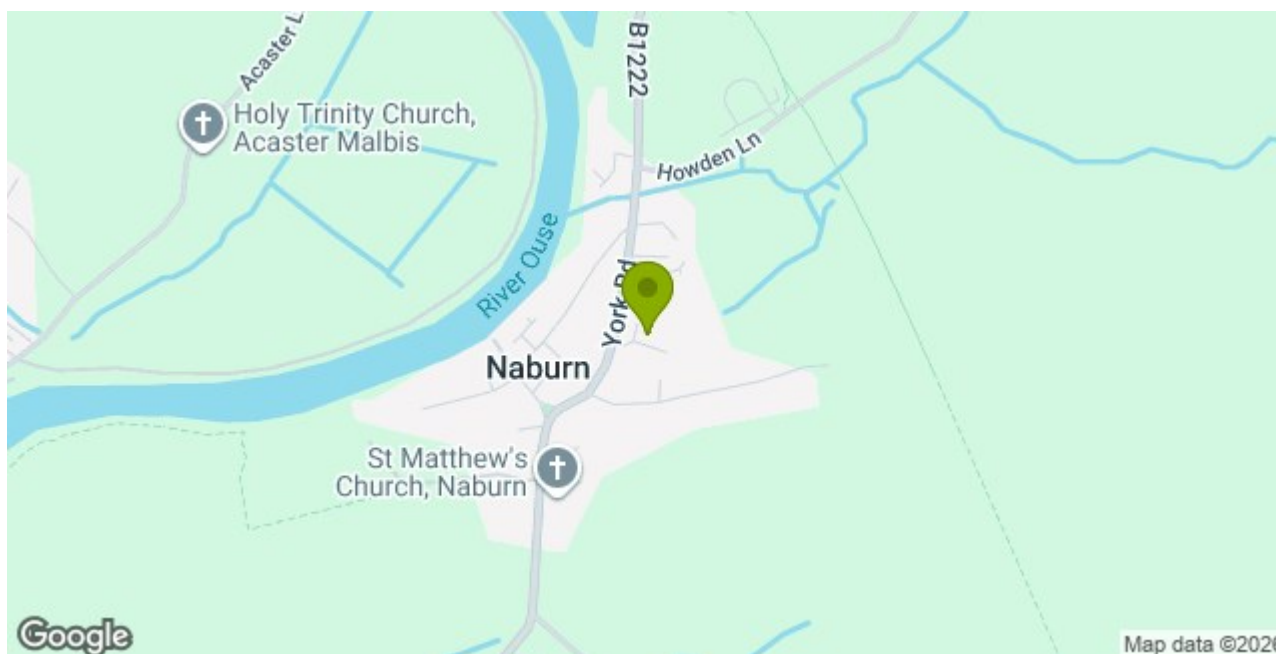
Viewings: via York Office 01904 625533



Palmes Close, Naburn, York, YO19 4RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1397 SQ FT / 129.82 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

