

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

69 Wilton Rise

, YO24 4BT

Offers Over £290,000

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Situated in the ever popular area of Holgate, this spacious 3 bedroom semi-detached house briefly comprises; entrance hallway through to a good sized living room and leading into the dining kitchen overlooking the rear garden, stairs lead to 3 good sized bedrooms and family bathroom and benefits from gas central heating, uPVC windows and a recently fitted boiler.
Outside to the front is a lawned garden whilst to the rear is a fully enclosed lawned garden with patio area. Perfectly positioned for access to excellent local schools, amenities and within walking distance of York city centre and railway station.
Early viewing is recommended.

Entrance Hallway
Vinyl flooring, central heating radiator

Lounge
Bay window to front elevation, stripped flooring, central heating radiator

Dining Kitchen
Bay window to rear overlooking the rear garden, well fitted kitchen with a range of base and wall mounted units incorporating roll top work surfaces, single sink with mixer tap, integrated oven, tiled splashbacks, walk-in pantry, door to garden

Stairs to First Floor
Landing window to side, stripped flooring, loft access

Bathroom
Window to front, panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls

Bedroom 1
Bay window to front, central heating radiator

Bedroom 2
Bay window to rear, stripped flooring, built-in cupboard, central heating radiator

Bedroom 3
Window to rear, central heating radiator



















Outside

To the front is a lawned garden and steps leading to front door. To the rear is a fully enclosed rear lawned garden with patio area

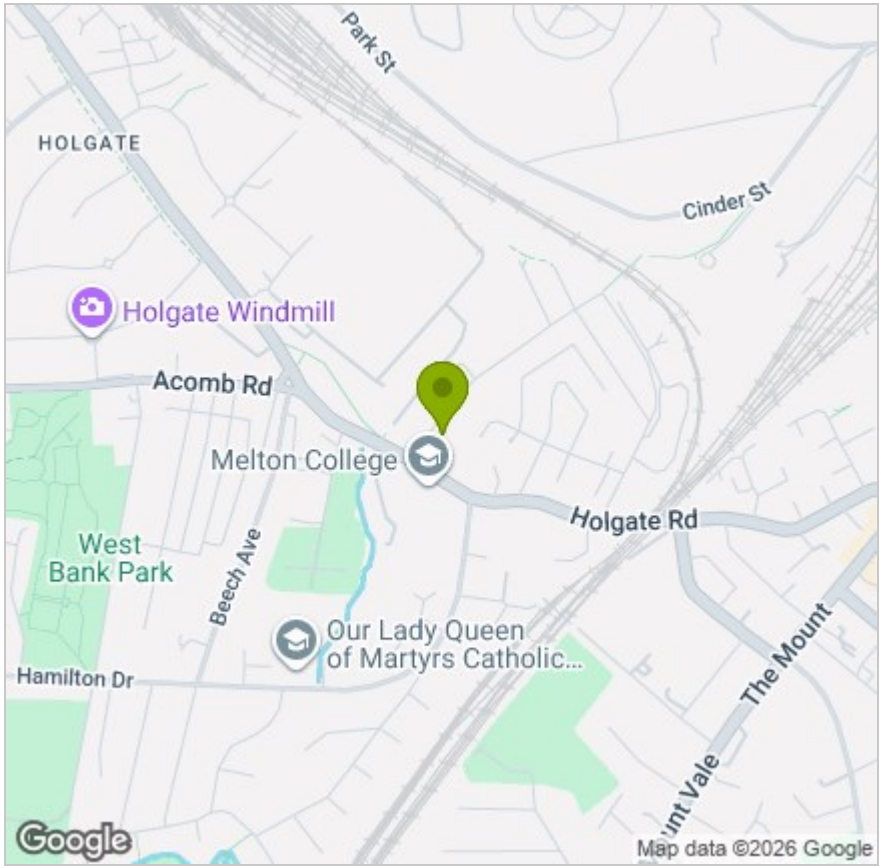
Agents Notes

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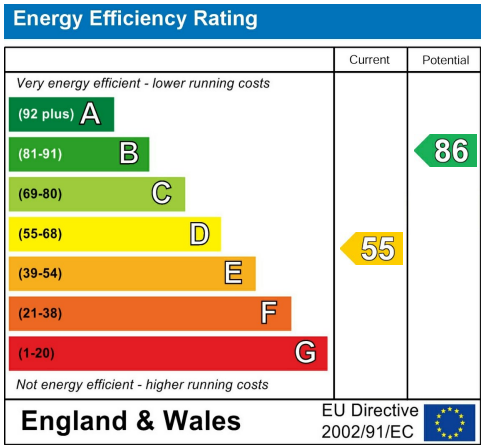
FLOOR PLAN



LOCATION



EPC



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