Meadow Gardens, Little Ouseburn, York

£1,795 Per Month

Located within this exclusive development of four, is this 1,481 sq ft townhouse which is of the highest specification, featuring air source heating, underfloor heating throughout the downstairs, four bedrooms, two modern en-suites, a stylish house bathroom, and is topped off with two parking spaces with an EV charging point.

Accommodation

Entered via a composite door into the entrance hall which benefits from a downstairs cloakroom WC and an under stairs storage cupboard. The entirety of the downstairs features engineered oak flooring and underfloor heating.

Leading off the entrance hall is a sitting room with the fitted blinds and curtains.

The feature room in the property is the dining kitchen positioned to the rear with views onto the garden and neighbouring fields. The kitchen is of a high specification with high and low level storage cupboards and a range of integrated appliances, to include a fridge/freezer, dishwasher, wine fridge and microwave. The kitchen island/breakfast bar has an integrated four ring induction hob with extractor canopy over. The dining kitchen benefits from bi-fold doors out to the garden and the raised patio.

The first floor accommodation consists of bedrooms two, three and four. Bedroom two is generous in size and has views out to the rear aspect, it also benefits from a modern en-suite shower room with low flush WC, large wall mounted heated towel rail, wall mounted wash hand basin, and an enclosed shower with stylish tiled splash backs.

Bedroom three is a generous double with freestanding wardrobe space, while bedroom four features a fitted wardrobe.

Finishing off the first floor is the house bathroom with tiled splash backs, a large heated towel rail, wall mounted wash hand basin, low flush WC, and shower over bath.

The accommodation is completed by the principal bedroom, which features velux windows with views out to the rear aspect. In addition, there is freestanding storage space and an en-suite with low flush WC, wash hand basin and shower with tiled splash back surround.

To The Outside

To the outside of the property, there is a stone flagged raised patio area which in turn leads down to the lawned garden. In the rear garden is the state of the art air source heat pump which effectively heats the property and is known to be a more efficient and cheaper method of heating than others.

The property sits within an exclusive development of four and benefits from two allocated parking spaces and an EV charger.

Energy Efficiency

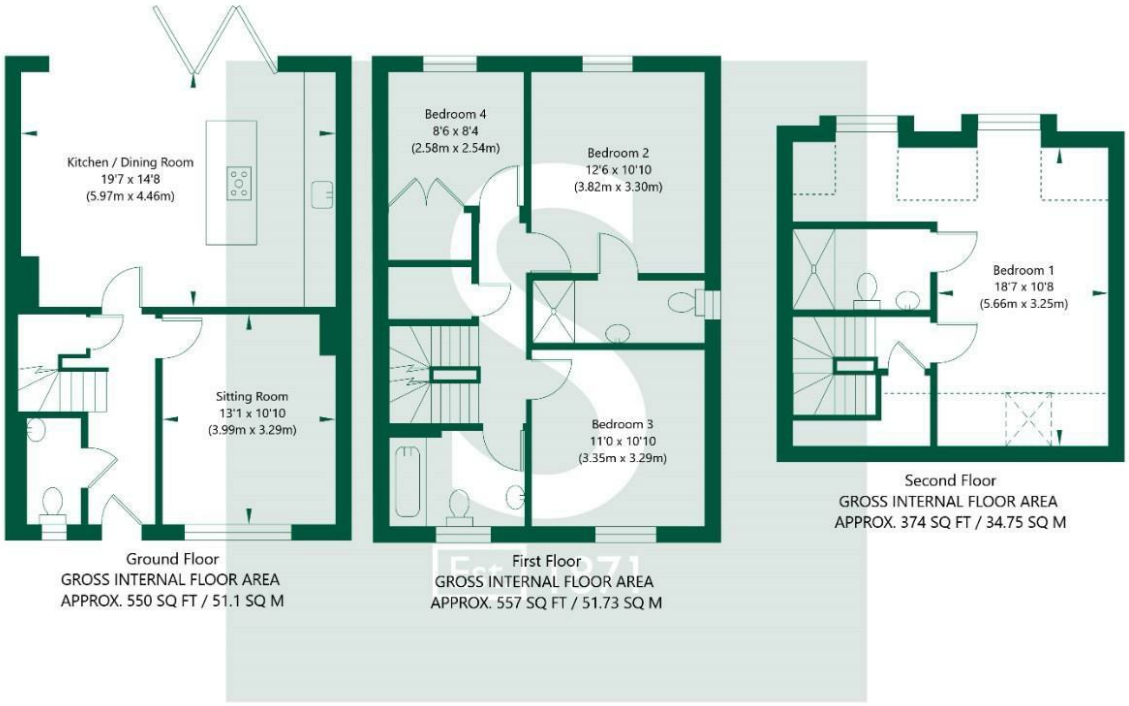
The property's current energy rating is B (88).

Additional Information

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property utilises an air source heat pump.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: E - North Yorkshire Council

*Download speeds vary by broadband providers so please check with them before purchasing.

Meadow Gardens, Little Ouseburn, York, YO26 9AF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1481 SQ FT / 137.58 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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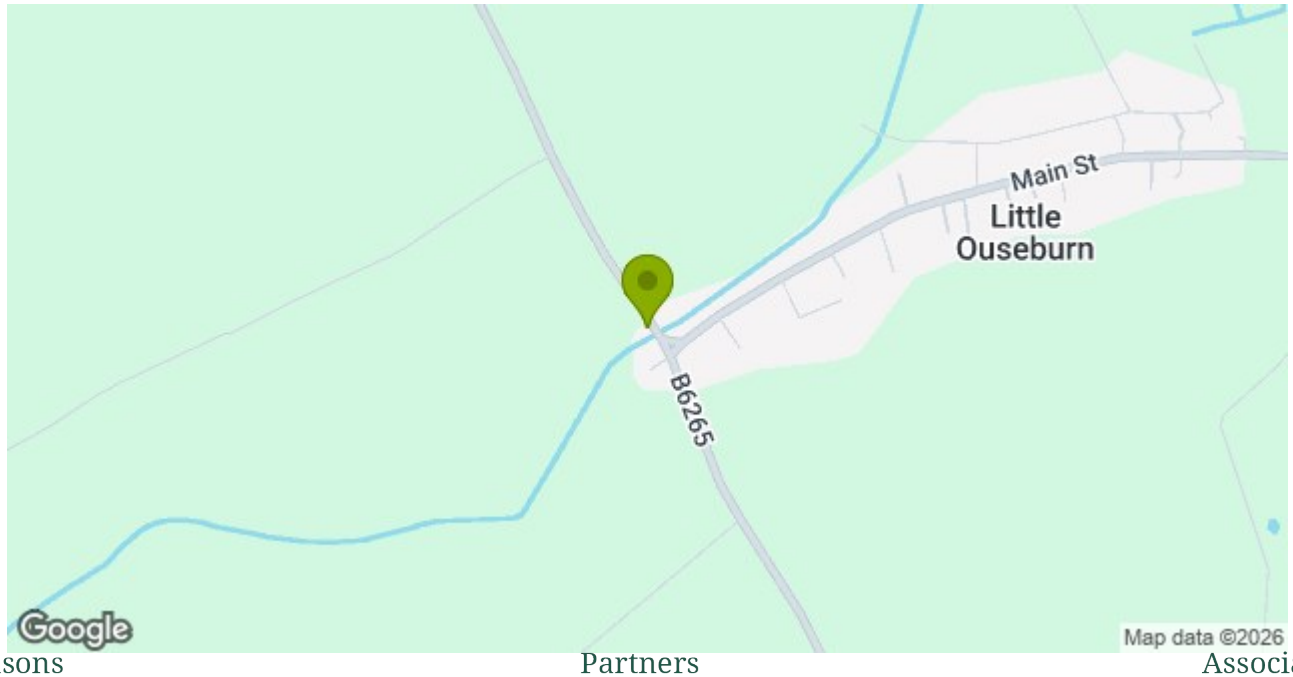

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