



2 Turners Croft Heslington

York, YO10 5EL

Guide Price £325,000

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A TRULY SUPERB PROPERTY WITH SOUTH FACING REAR GARDEN set within this unique and sought after development. We are delighted to offer to the market this fabulous 3 bedroom town house with landscaped rear garden, located in this gorgeous area of Heslington convenient for Fulford School catchment and easy access to York city centre and the outer ring road as well as short walks to open countryside. Updated by the present owners to a high standard throughout, the bright and airy living accommodation comprises hallway with composite door, utility/WC, fitted kitchen with views over communal areas, 22' lounge/dining room with feature log burner and French doors on to patio, rear hall/store, first floor landing, 3 bedrooms (2 double, 1 single) and a family bathroom suite. To the outside is a fabulous private, landscaped garden with timber shed, trees and shrubbery and gravelled area, front private storage courtyard as well as communal gardens and nearby playing fields. An accompanied viewing is highly recommended.



Entrance Hall

Composite entrance door, double panelled radiator, carpeted stairs to first floor. Cork tiles.

Utility/WC

Opaque double glazed window to front, plumbing for washing machine, pedestal wash hand basin, low level WC, power points, single panelled radiator, built in storage cupboard. Painted floor.



Kitchen

11' x 7'8 (3.35m x 2.34m)
uPVC double glazed window to front, fitted wall and base units incorporating 1 1/2 stainless steel sink and drainer with filter tap, built in gas hob and electric oven, integrated dishwasher, double panelled radiator, power points. Cork tiles.





Through Living/Dining Room

22' 8 x 10'10 (6.71m 2.44m x 3.30m)
uPVC double glazed French doors on to rear, further double glazed window to rear, feature log burner with hearth, TV point, power points, double panelled radiators. Hardwood flooring.

Rear Hall/Store

uPVC entrance doors on to rear and front, power points.

First Floor Landing

uPVC double glazed window to side, large built in storage cupboard and airing cupboard. Carpet. Doors to;

Bedroom 1

11'1 x 11'0 (3.38m x 3.35m)
uPVC double glazed window to rear, single panelled radiator, power points. Carpet.

Bedroom 2

11'1 x 9'9 (3.38m x 2.97m)
uPVC double glazed window to rear, built in wardrobes, single panelled radiator, power points. Carpet.

Bedroom 3

9' x 6'9 (2.74m x 2.06m)
uPVC double glazed window to rear, built in wardrobes, single panelled radiator, power points. Carpet.

Bathroom

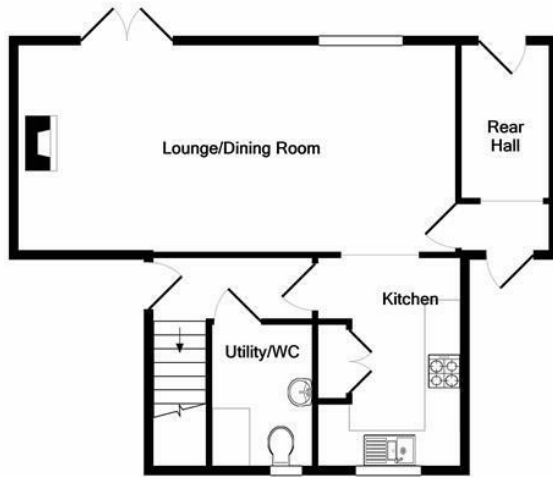
8' x 6'9=8 (2.44m x 2.06m=2.44m)
Opaque uPVC double glazed window to side, panelled bath with mixer shower head, wash hand basin, low level WC, single panelled radiator. Vinyl flooring.

Outside

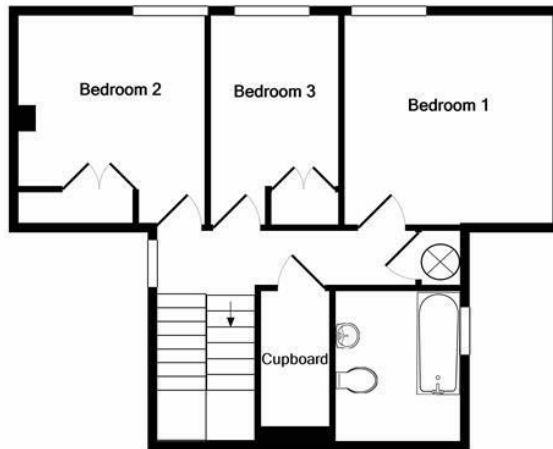
To the front is an enclosed courtyard with storage area and outside tap. South facing rear garden with patio area, borders and hedge boundary, further landscaped areas and timber shed. Communal areas and parking.



FLOOR PLAN



Ground Floor
Approx. Floor
Area 480 Sq.Ft.
(44.6 Sq.M.)



1st Floor
Approx. Floor
Area 480 Sq.Ft.
(44.6 Sq.M.)

Total Approx. Floor Area 960 Sq.Ft. (89.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.