



187 Gale Lane
York, YO24 3AH
Offers Over £210,000

 3  1  2  D

FABULOUS LARGE GARDEN! We as Agents are delighted to offer to the market this spacious three bedroom semi detached family home situated on a good size plot to the West of York, being in a desirable residential area close to Acomb's excellent local amenities and with the benefit of off street parking. This family home has uPVC double glazing and briefly comprises entrance vestibule, living room with bay window to front offering plenty of natural light, snug/office room leading to conservatory, kitchen with fitted units and integral tandem garage. The carpeted stairs lead to the first floor landing with two double bedrooms and 1 single bedroom plus a family bathroom. Externally the property boasts a good size low maintenance front garden with driveway leading to an attached garage with up and over door whilst to the rear is a good size lawned rear garden with established trees, shrubs and fruit bushes as well as hedge surround. An early viewing is highly recommended to fully appreciate this realistically priced family home.



Entrance Hall

Entrance door, single panelled radiator. Carpet. Glass panelled door to;

Living Room

13' x 14'8 (3.96m x 4.47m)
uPVC double glazed bay window to front, Adam style fireplace with surround, curved single panelled radiator, TV point, power points. Carpet. Glass panelled door to;



Kitchen

6'9 x 12'8 (2.06m x 3.86m)
uPVC double glazed window to rear, fitted units comprising stainless steel sink and drainer, plumbing for washing machine, power points. Tiled flooring.

Snug/Office

6'9 x 9'1 (2.06m x 2.77m)
Patio doors to conservatory, wall mounted boiler, single panelled radiator, power points. Carpet. Door to;





Conservatory

9'1 x 5'10 (2.77m x 1.78m)

Door onto rear garden.

Rear Lobby

Storage cupboard, power points, door to 20ft tandem garage with electrics and up and over door.

First Floor Landing

uPVC double glazed window to side, power points. Carpet.

Bedroom 1

12'8 x 10' (3.86m x 3.05m)

uPVC double glazed bay window to front, fitted wardrobe with sliding door, single panelled radiator, power points. Carpet.

Bedroom 2

8'5 x 12'5 (2.57m x 3.78m)

uPVC double glazed window to rear, single panelled radiator, power points, cupboard housing water tank. Carpet.

Bedroom 3

8'3 x 9'3 (2.51m x 2.82m)

uPVC double glazed window to rear, single panelled radiator, power points. Carpet.

Bathroom

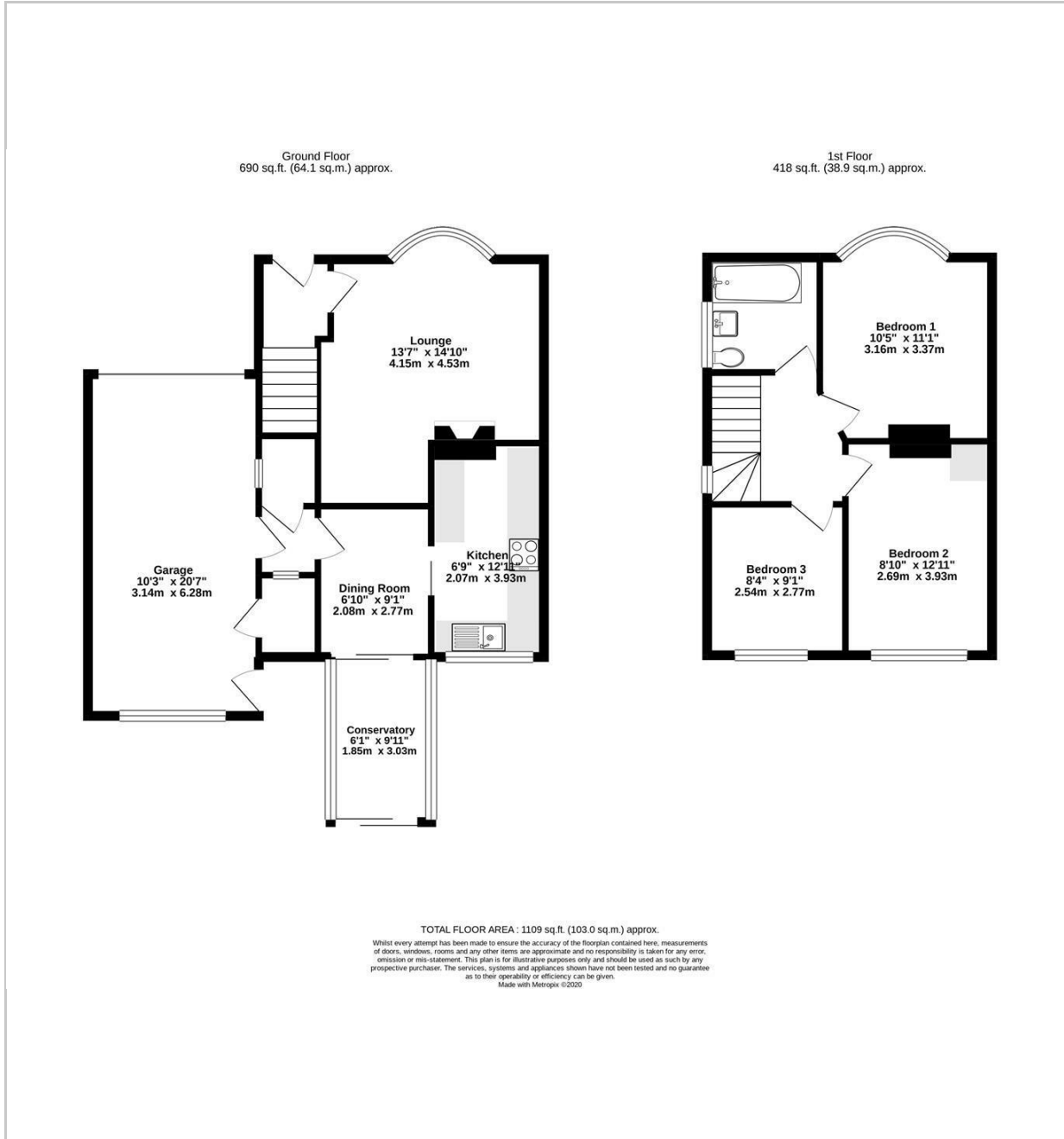
uPVC double glazed window to side, bath with shower over, wash hand basin, low level WC, single panelled radiator, access to loft space.

Outside

Good size low maintenance front garden with driveway leading to an attached garage with up and over door whilst to the rear is a good size lawned rear garden with established trees, shrubs and fruit bushes as well as hedge surround.



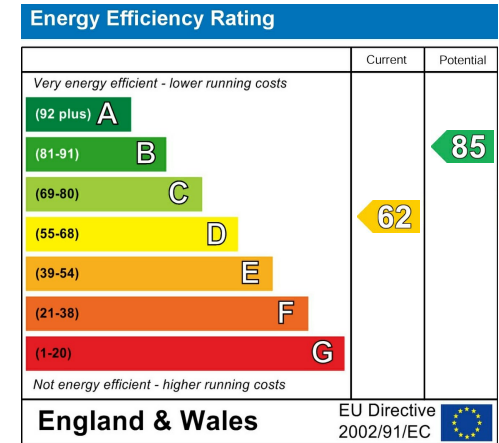
FLOOR PLAN



LOCATION



EPC



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.