



22 Sandcroft Road

York, YO24 2TD

Offers In Excess Of £285,000

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NO FORWARD CHAIN!! WONDERFUL 4 BEDROOM SEMI DETACHED FAMILY HOME! GROUND FLOOR UTILITY AND WC! EN-SUITE TO MASTER BEDROOM! We as Agents are delighted to offer to the market this substantial property located on a quiet street, close to York's racecourse and easy access into the City centre. The property has been modernised throughout and is offered in a "walk in" condition with bright and spacious living accommodation briefly comprises entrance hall, living room, dining room, dining kitchen, study, utility room plus a WC completes the ground floor accommodation. The carpeted stairs lead to the first floor galleried landing with 4 double bedrooms (master with en-suite) and a family bathroom. Externally the property boasts a good size lawned rear garden whilst to the front is a block paved driveway providing off street parking. An early viewing is highly recommended on this spacious family home!

Entrance Hall

Entrance door, double panelled radiator, under stairs storage, stairs to first floor landing. Laminate flooring.



Lounge

12'1 x 12'3 (3.68m x 3.73m)
uPVC double glazed leaded window to front, TV point, power points, skirting, wall mounted vertical radiator, electric fire with surround. Carpet.



Dining Room

9'2 x 18' (2.79m x 5.49m)
uPVC double glazed window to rear, 2 double panelled radiators, power points, skirting. Laminate flooring.



Dining Kitchen

9'5 x 18' (2.87m x 5.49m)
Fitted wall and base units, inset stainless steel sink and drainer, power points, breakfast bar, ceiling spotlights, integrated dishwasher, integrated double oven, larder cupboard. Tiled flooring.





Utility

7'3 x 18'11 (2.21m x 5.77m)

Wall mounted combination boiler, double panelled radiator, plumbing for washing machine, base units with work top, uPVC door to rear garden. Tiled flooring.

Ground Floor WC

Low level WC, wash hand basin, fan, tiled walls. Tiled flooring.

Study

7'3 x 10'3 (2.21m x 3.12m)

uPVC double glazed leaded window to front and uPVC door to front, skirting, Tiled flooring.

First Floor Landing

Carpet. Doors leading to;

Bedroom 1

14'2 x 9'3 (4.32m x 2.82m)

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

En-Suite Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level WC.

Bedroom 2

9' x 9'3 (2.74m x 2.82m)

uPVC double glazed leaded window to rear, power points, skirting, double panelled radiator, fitted wardrobes, storage cupboard. Carpet.

Bedroom 3

12'1 x 11'10 (3.68m x 0.33m*0.00m)

uPVC double glazed leaded window to front, double panelled radiator, power points, skirting. Carpet.

Bedroom 4

15'9 x 7'6 (4.80m x 2.29m)

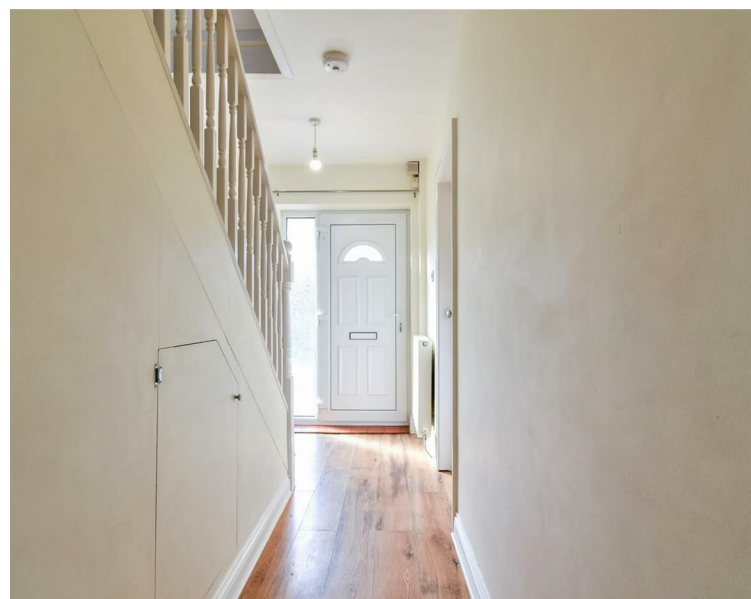
Two uPVC double glazed windows to front, double panelled radiator, power points, skirting. Carpet.

Family Bathroom

uPVC double glazed window to side, bath with shower over, wash hand basin set in vanity unit, WC.

Outside

Externally the property boasts a good size lawned rear garden whilst to the front is a block paved driveway affording off street parking.



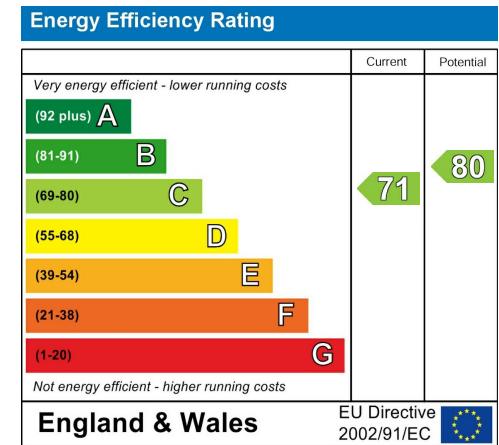
FLOOR PLAN



LOCATION



EPC



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