



4 Ennerdale Avenue
York, YO31 0QF
Guide Price £274,950

We are delighted to offer for sale this fabulous three bedroom traditional style house set in this popular residential area convenient for local amenities, York University and with east access into the city centre. The property has been upgraded and maintained to a high standard throughout by the present owners providing tastefully presented living accommodation with the benefit of gas central heating, uPVC double glazing, recently fitted central heating boiler and electrics. The property comprises entrance hallway, through lounge/dining room with bay window to the front and recently fitted kitchen with full range of modern high gloss units, stairs lead to the first floor landing with 3 bedrooms and bathroom/WC with modern white suite. To the outside is a front garden with driveway providing ample off street parking leading to a garage that has been converted to a bar, perfect for entertaining! To the rear is a lawned, low maintenance garden. An internal viewing is strongly recommended.



Entrance Hall

uPVC entrance door, cast iron radiator, window to side, power points, stairs to first floor. Laminate flooring.

Lounge/Dining Room

Leaded bay window to front, ceiling coving, cast iron radiator. Laminate flooring. Dining area centering upon an attractive cast iron log burner set in ornate fireplace and tiled hearth, picture rail, cast iron radiator. Laminate flooring. Leaded patio doors onto garden.



Kitchen

Beautifully fitted with a matching range of high gloss grey units with complimentary white high gloss units overhead, roll top work surfaces, gas hob, electric oven with extractor above, built in microwave, plumbing for automatic washing machine, window to rear. Tiled floor.





First Floor Landing

Ornate balustrade, window to side, access to boarded loft space. Doors leading to;

Bedroom 1

Leaded bay window to front, fitted wardrobes with glass sliding doors, cast iron radiator, power points. Laminate flooring.

Bedroom 2

Leaded window to rear, recessed fitted cupboards, cast iron radiator, attractive ornate fireplace, power points. Laminate flooring.

Bedroom 3

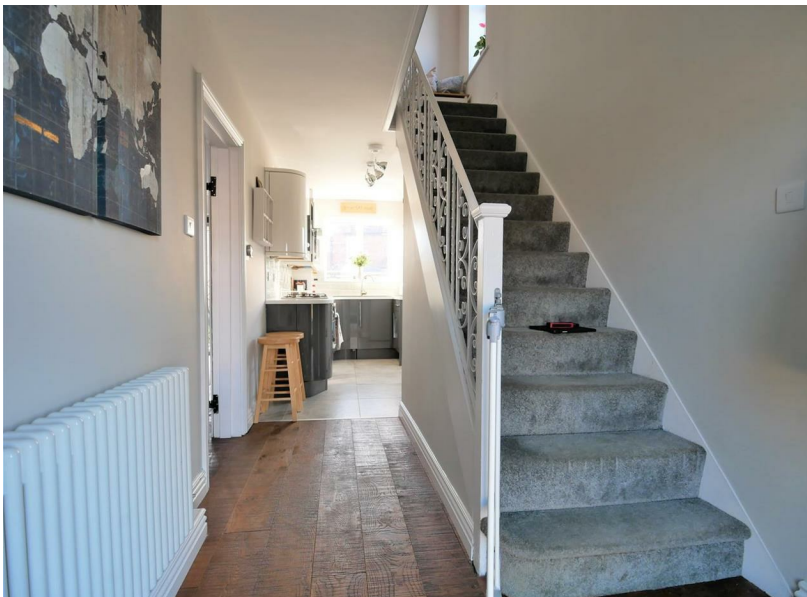
Leaded window to front, cast iron radiator. Laminate flooring.

Bathroom

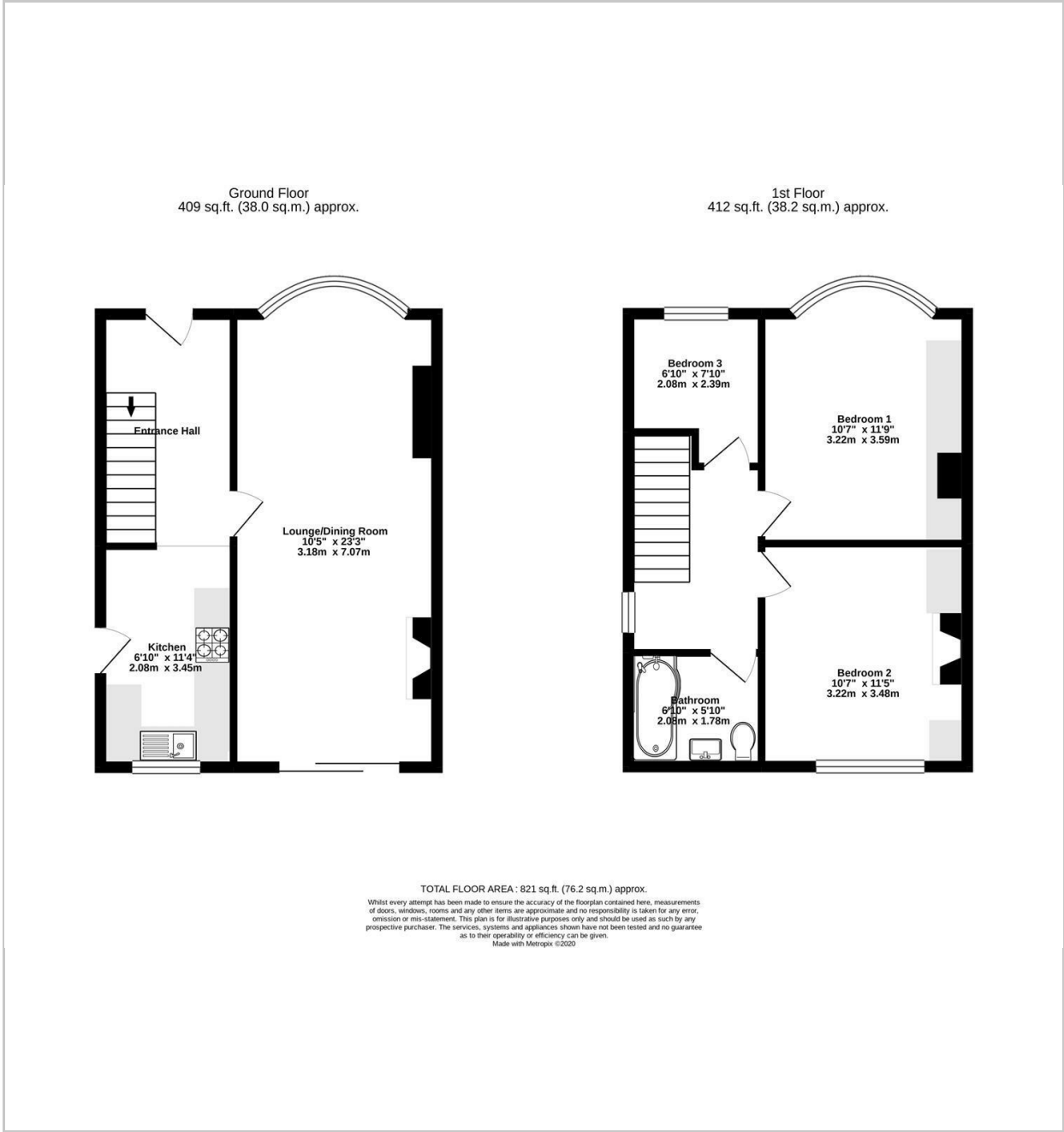
Newly fitted bathroom suite comprising P shaped panelled bath with shower over and shower screen, sink with cupboards below, low level WC, part tiled walls, leaded window rear. Tiled floor.

Outside

There is a low maintenance front garden with a side driveway providing off street parking leading to a garage which has been converted in to a room currently used as a bar, perfect for entertaining, the bar area has insulated panelled walls, power and laminate flooring and has been designed by the current owner. To the rear is a fully enclosed lawned garden with patio area and composite decked area plus a timber shed.



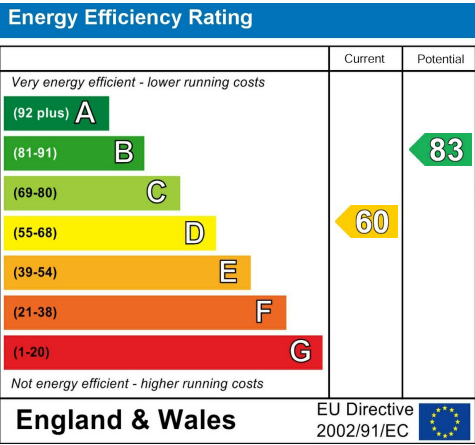
FLOOR PLAN



LOCATION



EPC



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