



20 White House Drive Off Tadcaster Road

York, YO24 1ED

Offers In Excess Of £330,000

 3  1  2  D

NO FORWARD CHAIN! HIGHLY SOUGHT AFTER LOCATION! We as Agents are delighted to have the opportunity to offer to the market this wonderful family home nestled in a quiet cul-de-sac off Tadcaster Road within walking distance into the city centre and a stone's throw to The Knavesmire. The property has the benefit of uPVC double glazing, gas central heating with combi boiler and the handy addition of a converted loft room. The stylish living accommodation briefly comprises original stained glass door to entrance hall, lounge with uPVC bay window to front offering plenty of natural light, dining room opening to kitchen area with uPVC French doors leading on to the rear garden, carpeted stairs lead to the first floor galleried landing with access to the converted loft room via drop down ladder, two double bedrooms, single bedroom and a family bathroom. Externally the property boasts a lawned rear garden and detached garage whilst to the front is lawned rear garden and driveway giving off street parking. An early viewing on what always proves to be a popular street is highly recommended.



Entrance Hall

Original stained glass door, double panelled radiator. Original floorboards.

Lounge

9'11 x 11' (3.02m x 3.35m)
uPVC double glazed bay window to front, double panelled radiator, TV point, power points. Original floorboards. Opening to;

Dining Room

12'11 x 9'10 (3.94m x 3.00m)
uPVC French doors to rear, double panelled radiator, power points. Original floorboards.

Kitchen

6'5 x 11'10 (1.96m x 3.61m)
uPVC double glazed bay window to rear, fitted wall and base units comprising integrated oven and hob with extractor above, plumbing for washing machine, power points.





First Floor Landing

uPVC double glazed window to side. Carpet. Access to loft space via pull down ladder with 2 velux windows and under eaves storage.

Bedroom 1

14' x 11'5 (4.27m x 3.48m)
uPVC double glazed bay window to front, double panelled radiator, power points, original fitted wardrobe with 6 doors. Carpet.

Bedroom 2

10'10 x 10'3 (3.30m x 3.12m)
uPVC double glazed window to rear, single panelled radiator, power points, original fitted wardrobe with 2 doors. Original floor boards.

Bedroom 3

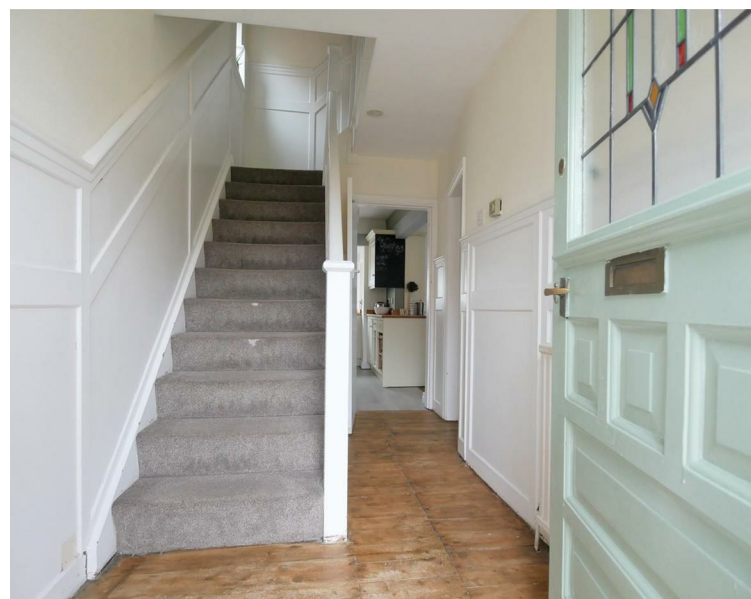
6'5 x 8'4 (1.96m x 2.54m)
uPVC double glazed window to front, double panelled radiator, power points. Carpet.

Bathroom

uPVC double glazed window to rear, bath with electric shower over and shower screen, wash hand basin, low level WC, double panelled radiator. Vinyl flooring.

Outside

To the front is a lawned garden with driveway giving off street parking whilst to the rear is a good size garden laid to lawn with patio area, fenced boundaries and a detached garage.



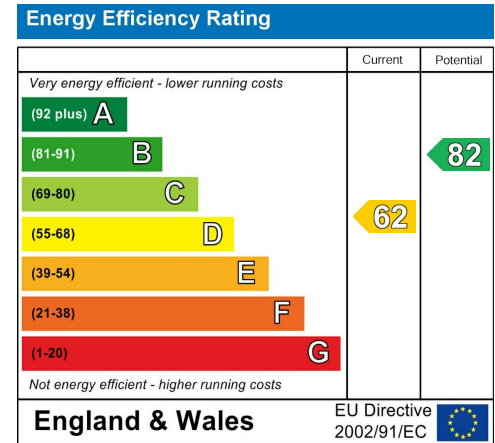
FLOOR PLAN



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.