



5 Blakeney Place
York, YO10 3HZ

Offers In The Region Of £290,000

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Churchills are delighted to offer for sale this impressive 4 bedroom mid terrace house centrally located in this private development within walking distance of the city centre, York University, shops, schools and many local amenities. The property has the benefit of gas central heating and uPVC double glazing throughout and offers bright and airy living accommodation. It fully comprises entrance hallway, WC/cloaks, lounge, dining room, breakfast kitchen, first floor landing, 4 first floor bedrooms and large bathroom with separate walk in shower. To the outside is a front lawn and a rear landscaped garden with patio areas and artificial turf. There is also a single brick built garage and communal areas. An internal viewing is highly recommended.

Entrance Hall

Entrance door, window to front, double panelled radiator, power points. Laminate flooring.

WC/Cloaks

Wash hand basin, low level WC. Laminate flooring.

Lounge

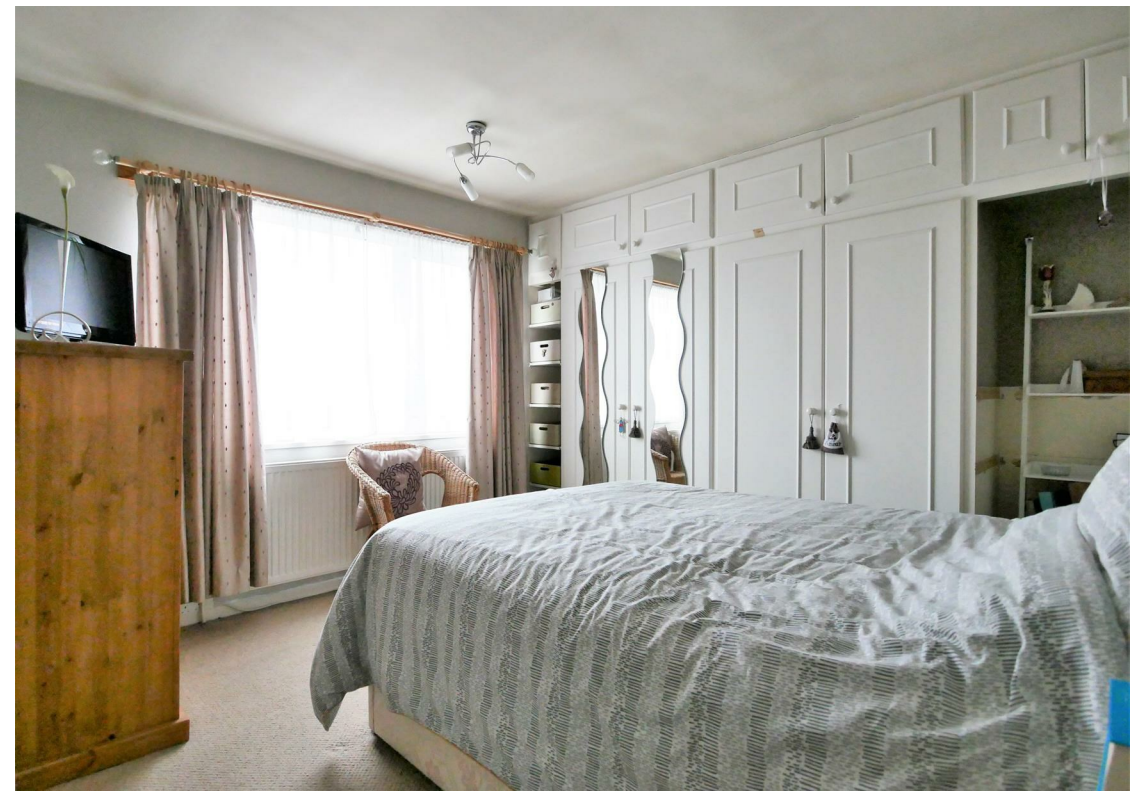
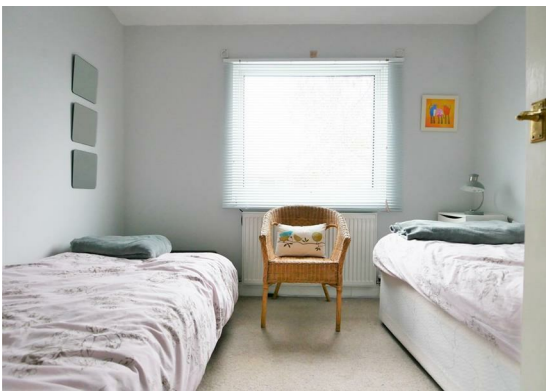
12'6 x 11'9 (3.81m x 3.58m)
Sliding doors on to patio, double panelled radiator, TV point, power points. Carpet.

Dining Room

15' x 13'5 (4.57m x 4.09m)
Double glazed window to front, double panelled radiator, carpeted stairs to first floor, power points, under stairs storage cupboard. Laminate flooring.

Breakfast Kitchen

18'2 x 7'5 (5.54m x 2.26m)
uPVC double glazed window to rear, door on to patio, double panelled radiator, power points, wall and base units incorporating counter top, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for appliances, wall mounted gas combination boiler. Laminate flooring.





First Floor Landing

Loft access, built in storage cupboard. Carpet.

Bedroom 1

13' x 10'9 (3.96m x 3.28m)

uPVC double glazed window to front, double panelled radiator, built in wardrobes, power points. Carpet.

Bedroom 2

11' x 9'9 (3.35m x 2.97m)

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

Bedroom 3

9'8 x 8'1 (2.95m x 2.46m)

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

Bedroom 4

8' x 8' (2.44m x 2.44m)

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

Bathroom

12' x 5'8 (3.66m x 1.73m)

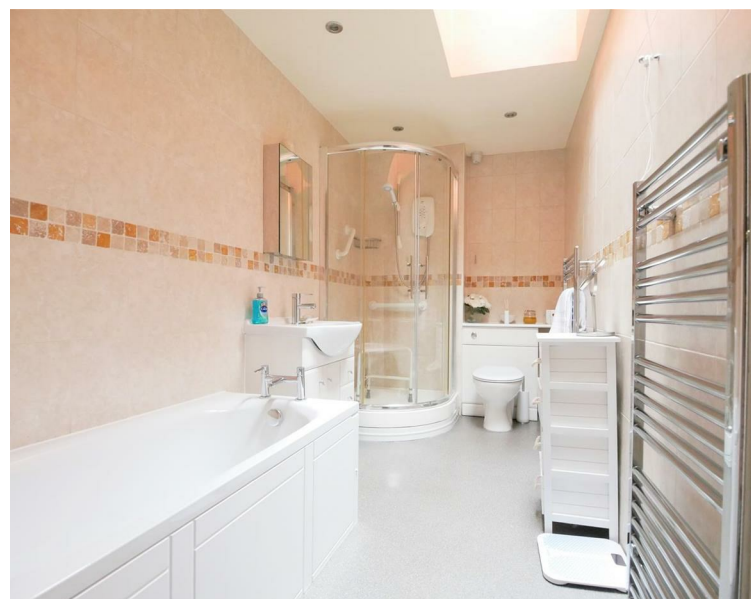
Panelled bath, separate walk in shower cubicle, wash hand basin with storage, low level WC, two towel radiators, recessed spotlights, roof window. Vinyl flooring.

Outside

Front lawned area, rear patio areas with storage shed, artificial turf area and rear gate.

Single Garage

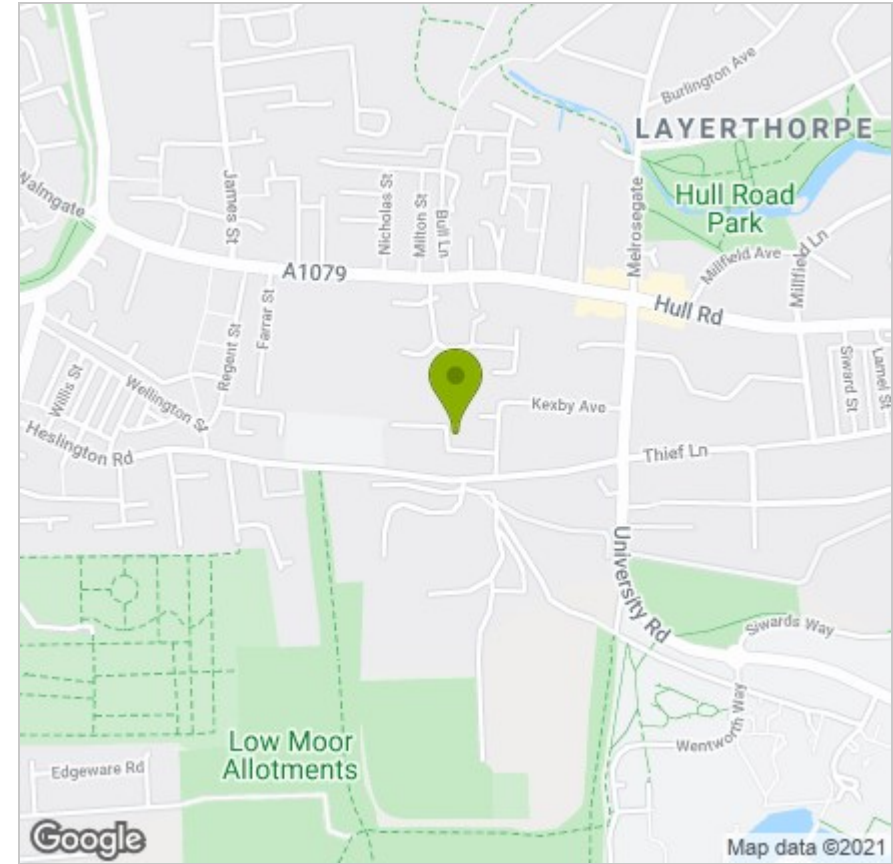
Up and over door.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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