



Russet Drive, York

- Large plot • Potential to extend and modernise • Living room with feature fire • Dining room • Kitchen with two worktops
- Conservatory with a door that opens out to the rear garden • Study • Three double bedrooms, bathroom and a shower room • Garage and additional parking for 5 cars • No Onward Chain • EPC = D

Asking Price £360,000

If you are looking for a detached property that has an abundance of outside space and benefits from privacy, then this house will not disappoint. The property is situated at the end of a quiet cul de sac just off Meadlands, the ideal location for anyone that is looking for peace and quiet. There is scope to extend, subject to the appropriate planning permissions being obtained. The property is offered to the market with No Onward Chain so an early viewing is highly recommended to avoid disappointment.

To the front of the property is a block paved drive with a gravelled area adjacent. This provides parking for at least five cars but if you require additional parking, then there is a single garage with an up and over door. Entering through the front door you are greeted by stairs that lead to the first floor and a door way to the left that opens to the living room. Natural light floods into this room due to a full width window at the front and a second smaller window at the side. There is a gas fire with marble hearth and wood surround, the perfect addition for the colder winter months. A sliding door opens into the formal dining area where the current vendors have a table and six chairs. Off the dining area is a study that could be utilised as a play or games rooms, if required. If natural light is important to you, then the conservatory at the rear provides the perfect place to sit and enjoy the sun in the summer months.

The kitchen has two worktops, one of which incorporates a sink with drainer. There is a full wall of built in storage alongside various individual wall and base units. A number of appliances have been fitted including a Hotpoint washing machine, fridge, two AEG ovens and a four ring gas hob. There is a ground floor bedroom with space for wardrobes and a family bathroom that comprises of a bath with power shower over, w/c and pedestal hand basin. To the first floor there are two large double bedrooms, one of which has storage and a separate shower room with shower, w/c and hand basin. There is access to the loft from bedroom two via a drop down ladder.

Externally the rear garden has lawn at its centre with two gravelled areas to either side. There is a good sized patio seating area that runs the full width of the property and a timber garden shed in one corner provides storage for all your gardening paraphernalia. An additional shed can be found to the side of the garage. The garden has mature shrubs and trees at its borders with an open field beyond.

Location

The property is located on Russet Drive, an attractive cul de sac comprising of five detached houses. The property is only 2.5 miles away from the Centre of York, the A1079 and the A64, the perfect location if you need access to the main road networks for commuting.

There are a number of amenities nearby including schools, a public library and the Burnholme Community Hub, which has sports facilities. David Lloyds leisure centre is only a ten minute drive and includes a gym, tennis club, swimming pool and spa. Archbishop Holgate's secondary school and The University of York are only two miles away.

The City itself boasts a range of eateries and bars, its own racecourse, which is extremely popular for a fun filled family day out and the award winning Bishopthorpe Road, named best high street in 2015.





A LOVELY HOME SITUATED ON A FANTASTIC PLOT



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	80

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		49	75

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: Russet Drive, York
Reference: 202



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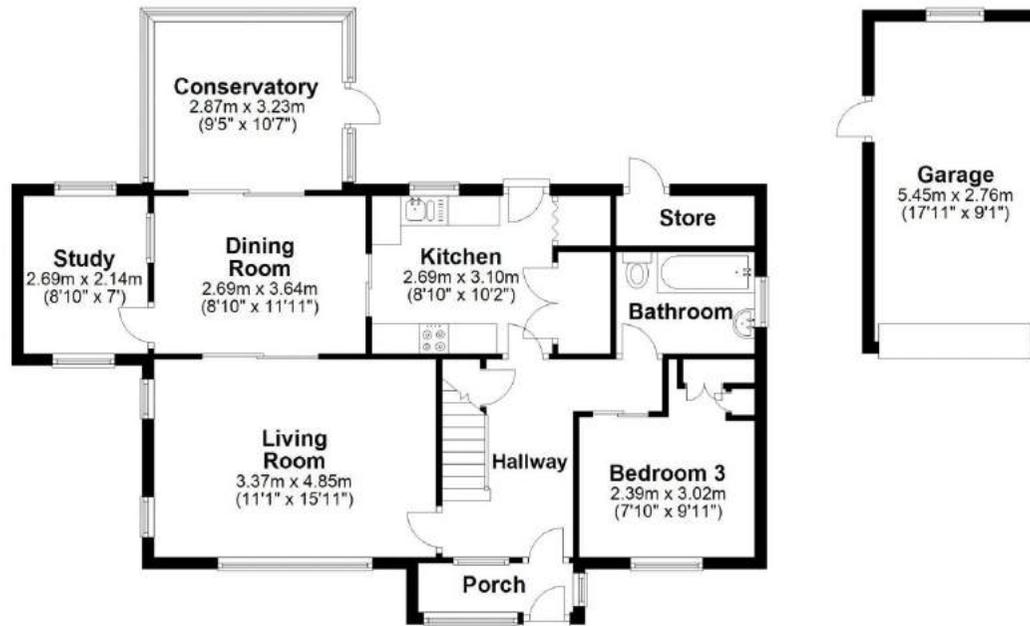


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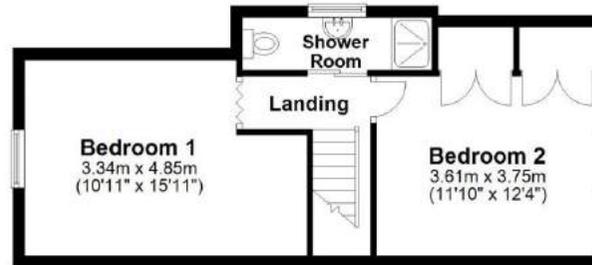
Ground Floor

Approx. 81.7 sq. metres (878.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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