



Dee Close, York, North Yorkshire, YO24 2XP

• No Onward Chain • Potential to extend and modernise • Living room with an electric fire at its centre • Dining room • Kitchen with appliances and storage • Three bedrooms • Family shower room • Good sized front and rear garden both of which are fully enclosed • Detached single garage and a driveway • EPC = D

Guide Price £315,000

Located on the corner of a quiet cul-de-sac, only a short drive from the centre of York is this three bedroom detached family home. The property has a large plot so could potentially be extended to provide further accommodation on both the ground and first floor. The property is ideal for a young family or first time buyer and is offered to the market with No Onward Chain.

As you enter the property you are greeted by a good-sized entrance hall, with more than enough space for the storage of coats and shoes. Stairs to the first floor can be found immediately ahead of you, whilst a door on the left opens into the living room.

A large window provides views over the front garden and allows natural light to enter. There is an electric fire at the centre of the room, perfect for the colder winter months. A set of sliding doors section off and open to the dining room, which has space for a good-sized table and chairs.

Immediately adjacent you will find the kitchen, which features an L-shaped worktop that offers ample storage above and below. Incorporated into this worktop is a four ring hob with extractor over and a stainless steel sink with drainer. Below you will find a single oven and space for a washing machine or dishwasher. Additionally, there is a walk-in pantry cupboard with shelves and space for a fridge freezer.

To the first floor there are two spacious double bedrooms and a single which has the potential to be a fantastic home office or nursery. A family shower room comprising walk in power shower, low-level w/c and pedestal hand basin completes the first floor. Loft access is available via the single bedroom.

Externally, there is a large paved front garden and a gravelled area with paving adjacent at the rear. There is large single garage, driveway and a timber shed. This spacious garden is low maintenance and provides space in to extend the house if so desired. There is an access to the side of the property that connects the front to the back and a second access next to the garage.





A THREE BEDROOM DETACHED HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX 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			
		67	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority York City Council

Services All mains services



Address: Dee Close, York, North Yorkshire, YO24 2XP
Reference: 1483



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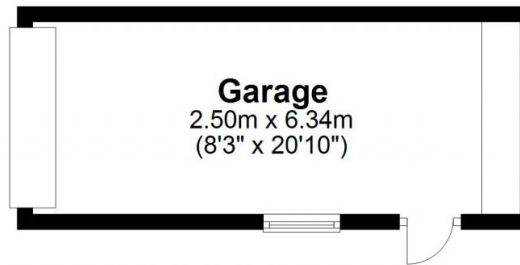
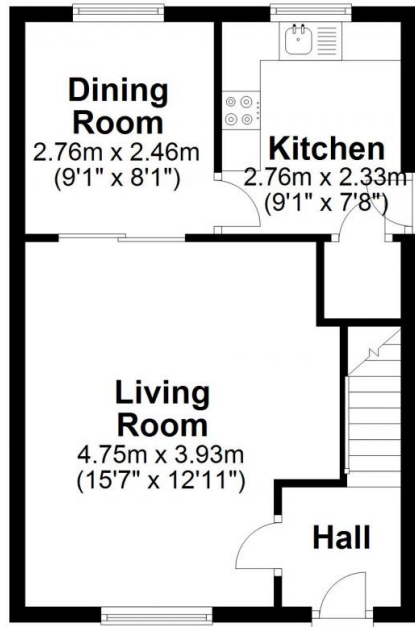


Offices in York, Pocklington and Market Weighton

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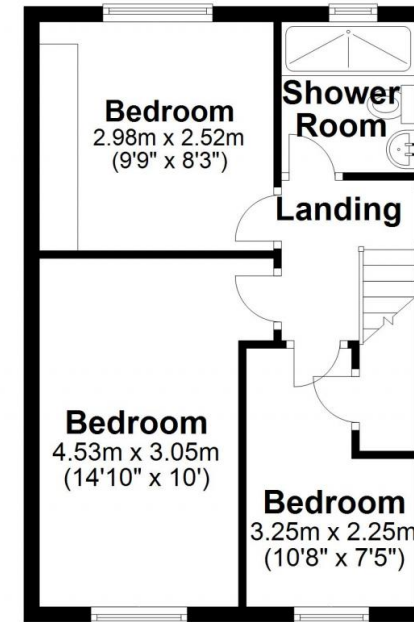
Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 91.8 sq. metres (987.7 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.

5 Dee Close

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