



Garfield Terrace, York, YO26 4XT

- A beautifully presented family home in a highly desirable location
- Stunning open plan kitchen/diner with fitted appliances and under floor heating
- Living room with a log burner and a bay window
- Contemporary bathroom
- Separate utility area
- Five bedrooms, two with built in storage
- Raised patio perfect for enjoying the sun in the summer months
- Fully enclosed rear garden with artificial grass
- Garden room which provides the perfect entertaining space
- EPC = C

Guide Price £350,000

If you are looking for a contemporary, spacious and beautifully designed home that is located only a short distance from the centre of York, then look no further as this stunning property is sure to tick all the boxes. This attractive home has to be one of the best examples of its type on the street, as it has been cleverly extended to provide a stunning open plan kitchen/living/dining area at its rear.

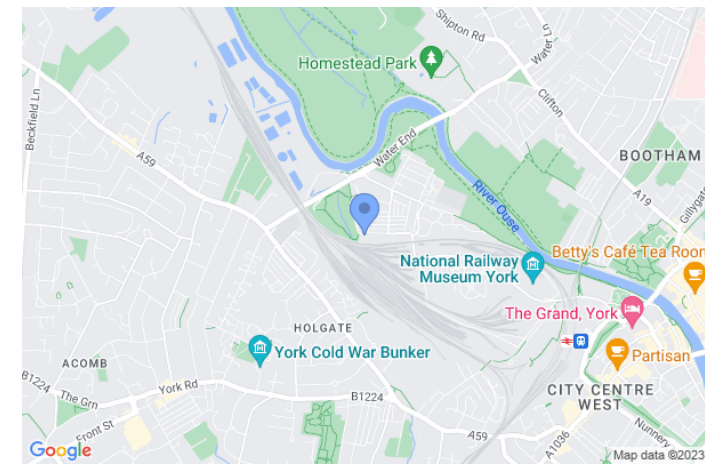
On entering you will see stairs leading to the first floor and a door on the left that opens into the living room. There is a bay window with a seat below at the front and a log burner with a brick surround at its centre, a great addition for the colder winter months. A timber and glass door opens into the open plan kitchen/living/dining area.

There is a full wall of fitted storage units with a recess that has been fitted with a worktop that incorporates a four ring halogen hob. There are a range of appliances on this wall including a wine fridge, two ovens, a microwave oven and a coffee machine. To the other side of the kitchen there is further storage and an American style fridge/freezer. There is a large island with a sink at one end, storage below and a dishwasher. The other side doubles up as a breakfast bar. At the far end of the room you will find space for a good sized table with chairs, whilst a set of aluminium bi-fold doors open to a patio seating area. This part of the property benefits from under floor heating.

Just off the kitchen is a well-placed utility room housing the central heating boiler along with space for a washing machine and dryer. Furthermore, just off the kitchen is the house bathroom which comprises of panelled bath with shower over, low level w/c and hand basin with built-in vanity cupboard.

To the first floor there are three bedrooms, the master bedroom with a walk-in cupboard which could be altered to provide an en-suite. Moving up to the top floor you will see that it has been designed with children in mind. The two bedrooms on this floor both have sleeping pods within the eaves, a lovely addition that will surely excite any young child. Both rooms have fitted wardrobes, drawers and Velux roof lights.

Externally there is an attractive raised patio seating area immediately adjacent to the house that provides a lovely place to entertain guests in the summer months. Steps lead down to an artificial lawn with a recessed trampoline to one side. There is a timber garden room at the rear that benefits from power, lighting, heating and an internet connection. This building could be used for a variety of purposes including a bar, games room, workshop or home office. In addition you will find a storage shed to one side. There is off street parking to the front for two cars.





A STUNNING HOME IN A HIGHLY DESIRABLE LOCATION



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			
		71	81

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		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			
		0	0

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services



Address:
Reference: 1603



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Offices in York, Pocklington and Market Weighton

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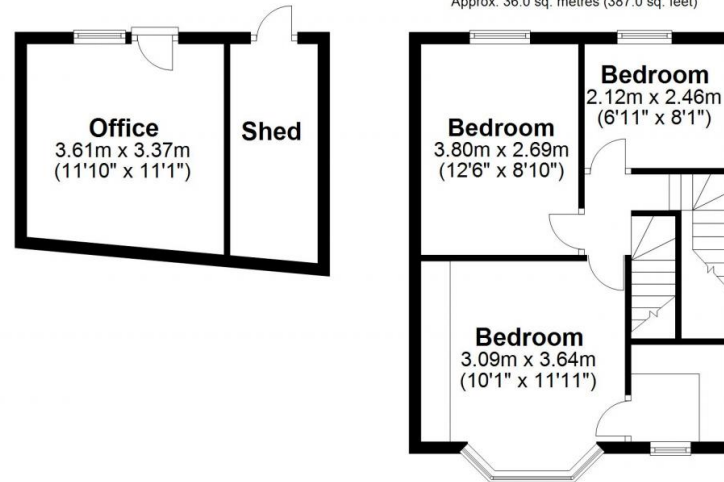
Ground Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



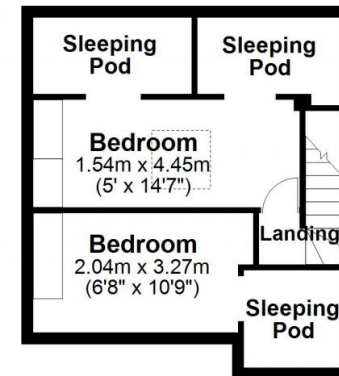
First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Second Floor

Approx. 29.1 sq. metres (312.8 sq. feet)



Total area: approx. 145.4 sq. metres (1564.9 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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