



Low Mill Close, York, YO10 5JN

- A deceptively spacious family home in a highly desirable of York • Kitchen with an L shaped worktop and fitted appliances. Substantial utility room • Living room with a gas fire at its centre • Formal dining room • Garden room • Cloakroom with w/c and hand basin • Four double bedrooms, two with built in wardrobes, one with an en-suite shower room. Family bathroom • Enclosed garden with mature shrubs, lawn and patio. Low maintenance front & side garden • Detached double garage & driveway • EPC = C

Guide Price £475,000

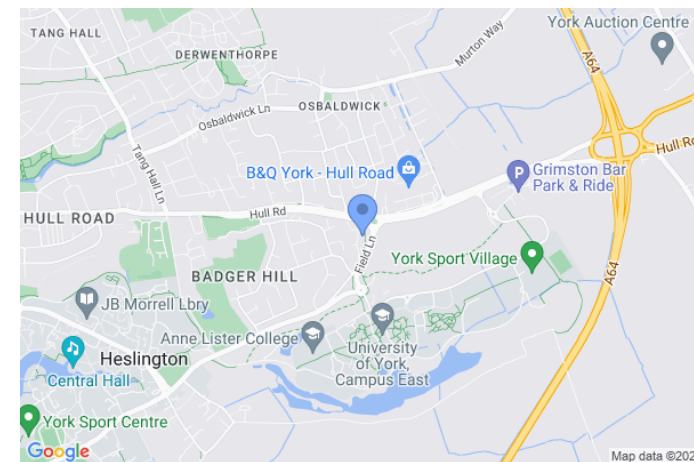
If you are looking for your next family home, like the idea of being only a short distance from the centre of York and require quick access to the main road networks, then look no further as this deceptively spacious family home could be exactly what you have been waiting for. It is not very often that houses within this particular area come to the market, so a viewing if highly recommend to fully appreciate everything that it has to offer.

On entering through the rear you find yourself in the garden room which not only provides a lovely place to sit and enjoy the sun in the summer months but has two doors which provide access to the living room and the hallway. The living room is a good size with a gas fire that has a stone hearth and ornate timber surround at its centre. As you walk towards the kitchen you will see a door on the left that opens to a cloakroom with a w/c and hand basin.

The kitchen has been fitted with an L shaped worktop that incorporates a stainless-steel sink with drainer and a four ring electric hob. In addition, there is a double oven, various storage units, space for a dishwasher, fridge/freezer and a breakfast table with chairs. A substantial utility room is located just off the kitchen which again has been fitted with an L shaped worktop that incorporates a second stainless steel sink with drainer. Again there are a number of fitted storage units, space for additional white goods and a door that opens to the rear garden. A formal dining room can be accessed from the kitchen and provides more than enough space for a good sized table and chairs. The wall between the kitchen and dining room could potentially be removed if an open plan kitchen/diner is desired.

To the first floor there are four double bedrooms, two of which have been fitted with built in wardrobes, whilst the master also benefits from an en-suite comprising corner shower, pedestal hand basin and a low level w/c. A family bathroom comprising bath, pedestal hand basin and low level w/c completes the internal accommodation.

At the rear of the property you will see a good-sized tarmac drive which not only provides off street parking but leads to a detached double garage. The first section of the garden is located on the left-hand side which is fully enclosed by a timber fence, perfect if you have young children or pets. There is a patio immediately adjacent to the property, whilst the majority of the garden is laid to lawn with borders of mature shrubs and flowers. To the side you will find a second patio which provides an ideal space for outdoor cooking in the summer months. The front is laid to lawn with a mature hedge that provides privacy.

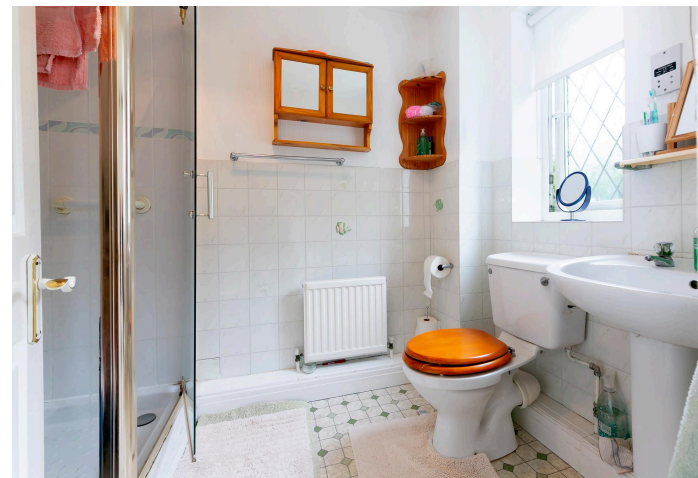




AN ATTRACTIVE FAMILY HOME CLOSE TO THE CENTRE OF YORK



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 | | | |
| | | 72 | 84 |

| 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 | | | |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: Low Mill Close, York, YO10 5JN
Reference: 1903

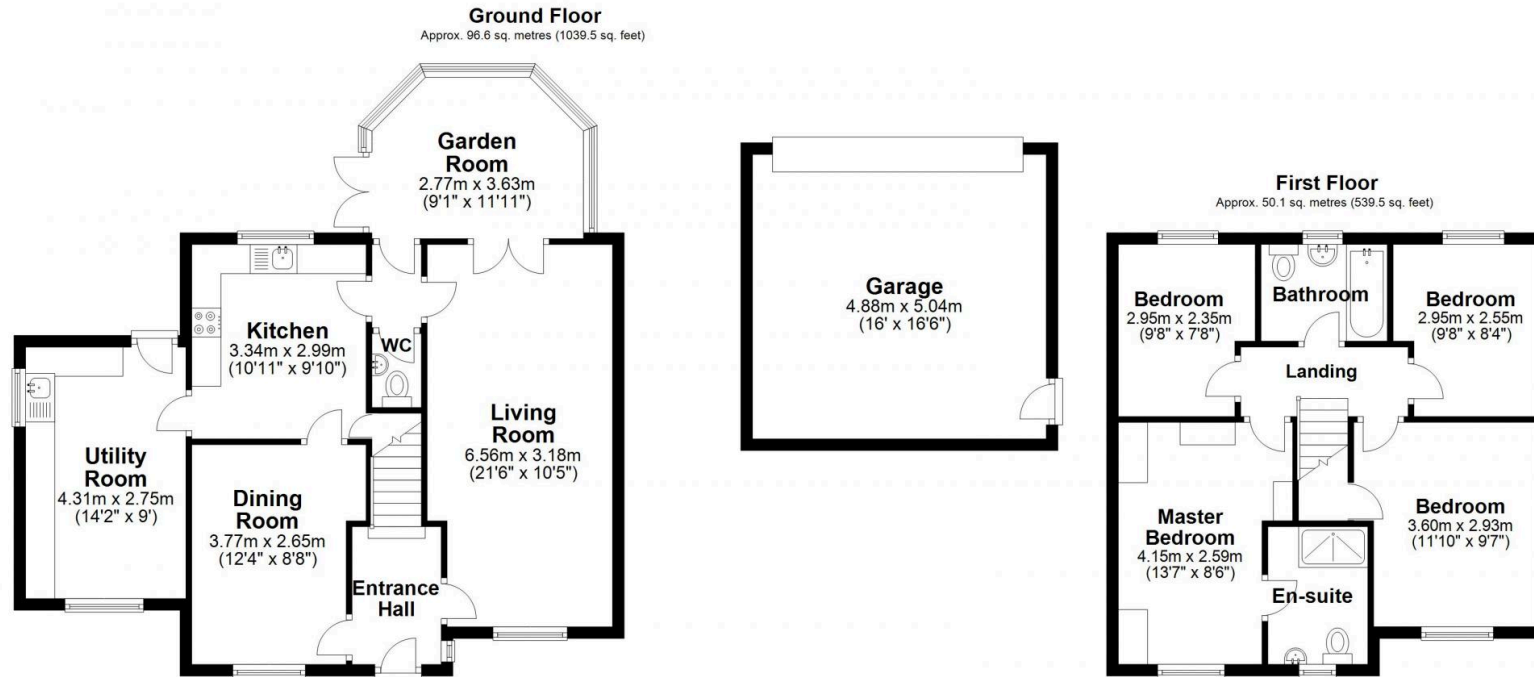


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R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 146.7 sq. metres (1579.0 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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