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Paddock Way, Boroughbridge Road, York, YO26 6AJ  
Offers Over £250,000

**TUCKED AWAY IN A LOVELY SUBURBAN CUL-DE-SAC NEAR THE CENTRE OF YORK / A WELL PROPORTIONED AND FLEXIBLE COLONIAL STYLE 2/3 BEDROOM HOUSE / GAS CENTRAL HEATING / LOUNGE/DINING ROOM / KITCHEN / GROUND FLOOR WC/UTILITY / GROUND FLOOR DOUBLE BEDROOM / A FURTHER LIVING ROOM OR BEDROOM / FIRST FLOOR LANDING / GENEROUS DOUBLE BEDROOM / HOUSE BATHROOM / POTENTIAL TO PUT OWN STAMP ON THE PROPERTY / VIEWING RECOMMENDED //**

Tucked away in this lovely suburban cul-de-sac near the centre of York's famous city is this well proportioned and flexible colonial style house, which sits on a generous plot with gas central heating and comprises: lounge/dining room, kitchen, a spare room on the ground floor that could be used as a spare room or a bedroom, a further good size double bedroom a utility/ground floor wc, first floor landing, a larger than average double bedroom upstairs and the house bathroom. The property is in some need of general TLC but offers a great opportunity for a family purchaser to come in and put their own stamp on the property given the size it already has and the flexibility and the potential for development. Viewing is by prior telephone appointment with the agent and is recommended.

**ACCOMMODATION**

A timber and glazed entrance door gives access to entrance portico, which leads into the lounge/dining room.

**LOUNGE/DINER**

**17'1" ext to 21'6" x 10'11" ext to 11'8" (5.21m ext to 6.55m x 3.33m ext to 3.56m)**

This has a large floor to ceiling single glazed window with secondary glazing to the front elevation, a gas fire set fire set onto a brick effect chimney breast and doors leading off to the ground floor accommodation.

**KITCHEN**

**12'8" x 8'1" (3.86m x 2.46m)**

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface, there is a sink unit with a single bowl stainless steel sink and tiled splashbacks, a gas cooker point with appliance recess, single glazed windows to the front and side elevations and a timber and glazed door giving access to the driveway at the side, plus a relatively modern gas combination boiler, double panel central heating radiator.

**SPARE ROOM / BEDROOM 3**

**10'6" x 8'0" (3.20m x 2.44m)**

This is a useful and flexible room which has a single glazed window to the rear elevation and timber and glazed door giving access into the rear garden and a single panel central heating radiator.

**REAR LOBBY**

With doors leading off to the remaining ground floor accommodation and stairs rising to the first floor.

**GROUND FLOOR WC/UTILITY**

**8'5" x 5'1" (2.57m x 1.55m)**

Having a single bowl stainless steel sink unit with shelving beneath, a wall mounted cupboard, central heating radiator and low flush wc. There is also plumbing for a washing machine, with single glazed window and timber door giving access to the side of the property.

**BEDROOM 1**

**12'5" x 10'5" (3.78m x 3.18m)**

This is a lovely sized double room, again with the flexibility of being on the ground floor, it has a single glazed window overlooking the generous rear garden with a central heating radiator and built-in wardrobes providing hanging rail and shelving space with an integrated vanity space.

**FIRST FLOOR LANDING**

This has doors leading off to the remaining accommodation plus a large walk-in storage cupboard which itself has light and power, this space could be added onto one of the upstairs rooms to make it larger.

**BEDROOM 2**

**14'5" x 12'5" max (4.39m x 3.78m max)**

This is a really generous double bedroom and has a

single glazed window to the front elevation and a central heating radiator.

**HOUSE BATHROOM**

**10'7" x 4'7" (3.23m x 1.40m)**

Fitted with a three piece white suite comprising of a low flush wc, pedestal wash hand basin, original style cast iron and enamel bath with a central heating radiator, tiling to the bathing and splashback areas, built-in over-stairs cupboard with shelving and a single glazed window to the side elevation.

**OUTSIDE**

To the front of the property there is an open plan lawned garden with an access pathway to the front entrance door. to the side there4 is a long dricveway providing ampkle off street parking for several vehicles, this gives access to the two side entrance doors and leads on to the garage.

**GARAGE**

The detached garage is of brick construction with double timber doors opening to the front and light and electricity supplied.

**REAR GARDEN**

The rear garden provides quite a surprise when you walk into it, as it is really generous in size, it is laid predominantly to lawn with fencing to the boundary.

**AGENTS NOTES:**

TENURE - Freehold

SERVICES - All mains services are connected.

HEATING - Gas radiator central heating. Age of boiler - Fitted in 2018.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

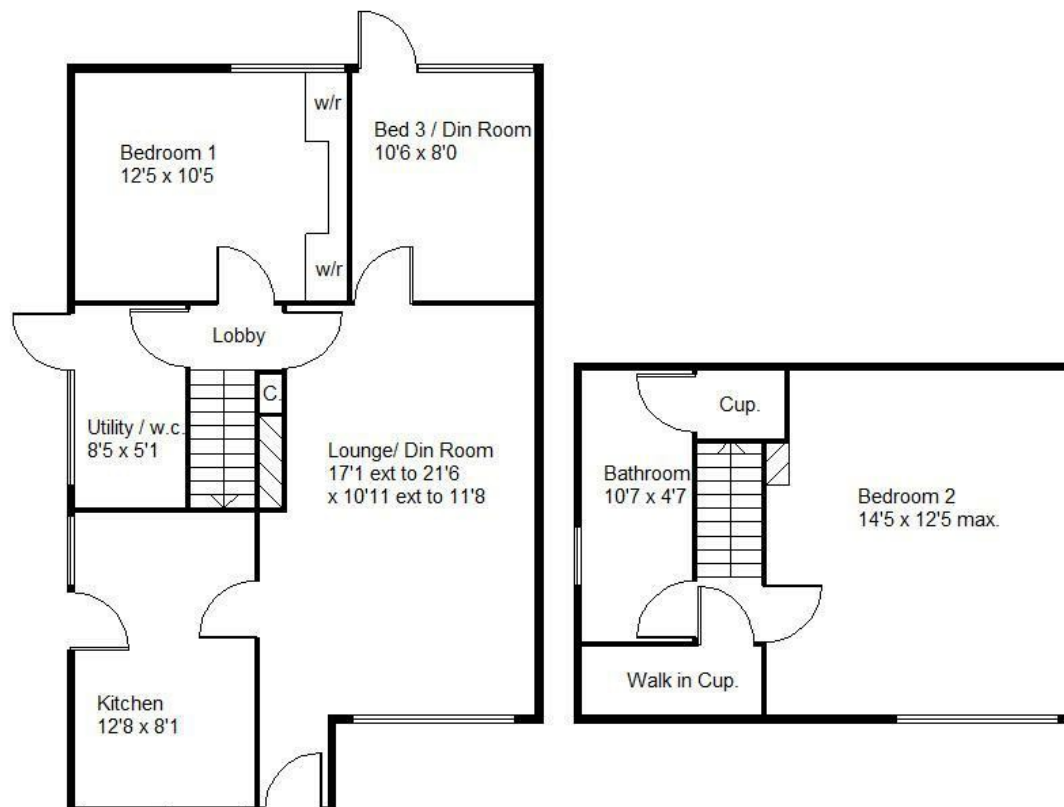
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 |   |                         |           |
|   |   | 62                      | 75        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |