

MELROSEGATE, YORK YO10

offers over £250,000 freehold

3 bedroom house for sale

LINLEY &
SIMPSON



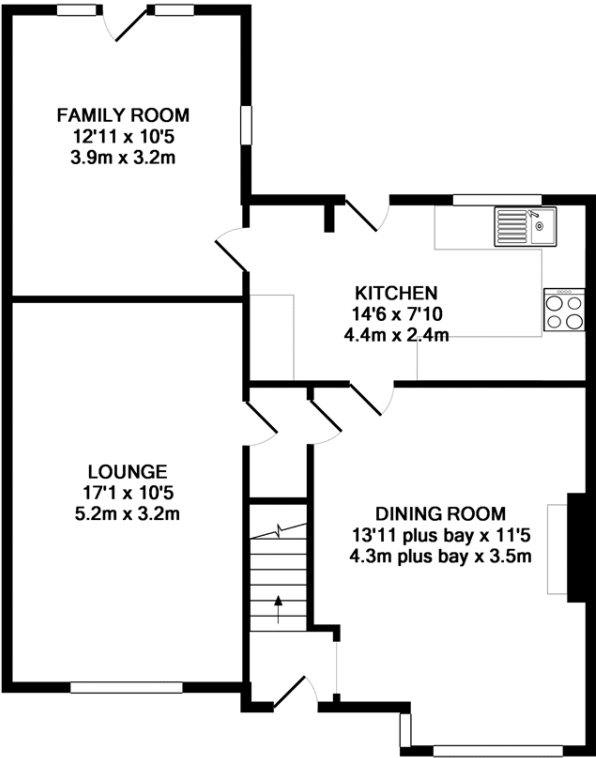
- **Extended End-Terrace House**
- **Three Reception Rooms**
- **Gas Central Heating**
- **Three Bedrooms**
- **Lawned and Paved Rear Garden**
- **No Forward Chain**

This well-proportioned three bedroom house has been extended to offer generous living accommodation including three reception rooms. Located to the east of the city and with many amenities nearby, the property has good links with the city centre and is well placed for York University. Ideal as a superb family home the property would also be suitable for students.

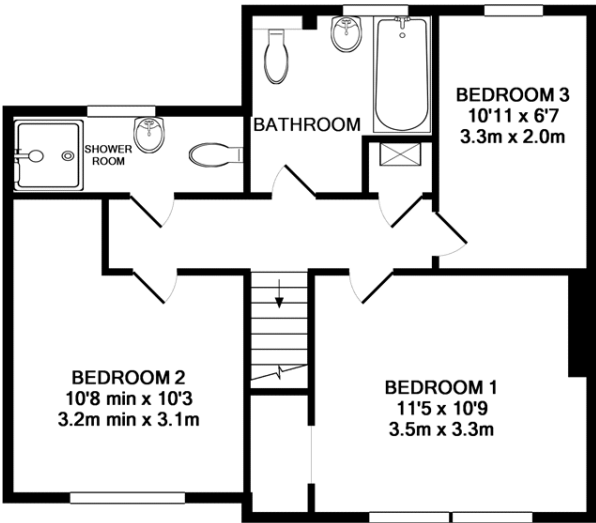
The house has the advantages of gas central heating and double glazing throughout, and is directly entered via a small hallway. The internal accommodation begins with a dining room which has a half bay window and a fireplace. An inner hallway then leads through to a generous lounge. The ground floor continues with a fitted breakfast kitchen featuring wall and base units and a built-in oven and hob. Finally, there is a lovely bright third reception room with French doors opening up onto the garden. The first floor houses two double bedrooms and a smaller third bedroom. There is a well-proportioned three piece bathroom and also a three piece shower room. Outside the house to the front is a driveway and a paved area with planted beds. To the rear is a lawned garden boasting a pond, a further paved area and brick built storage. This also has gate at the rear giving walking and bicycle access to St. Nicholas Fields Nature Reserve and other local amenities. Offered with no forward chain the property really must be viewed to appreciate the space on offer.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





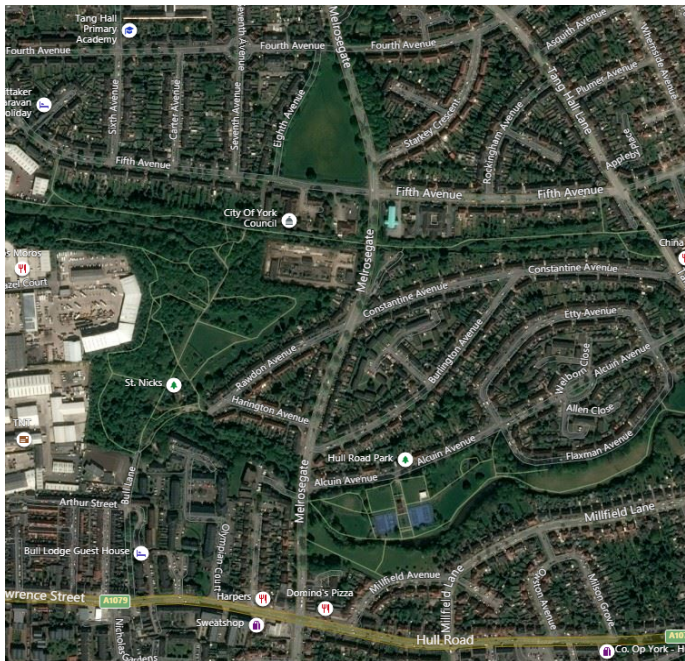
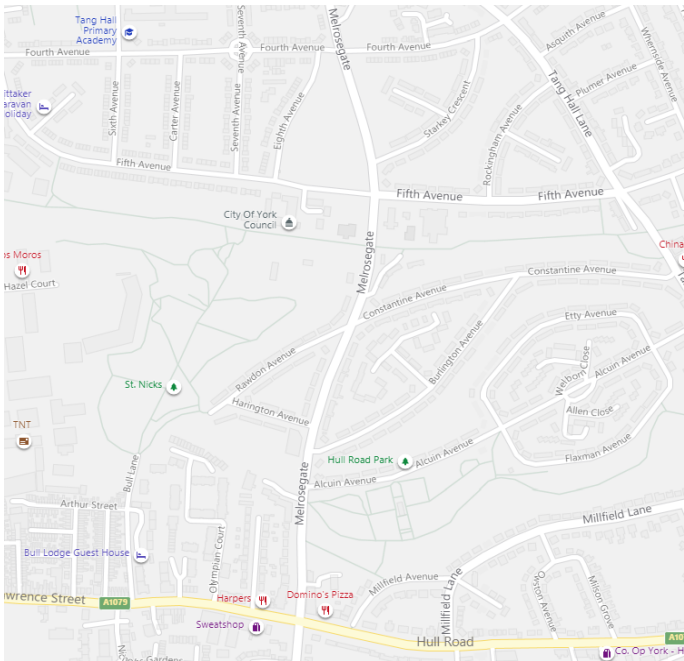
GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



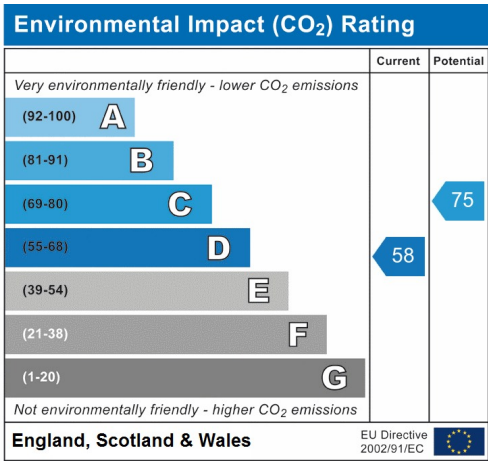
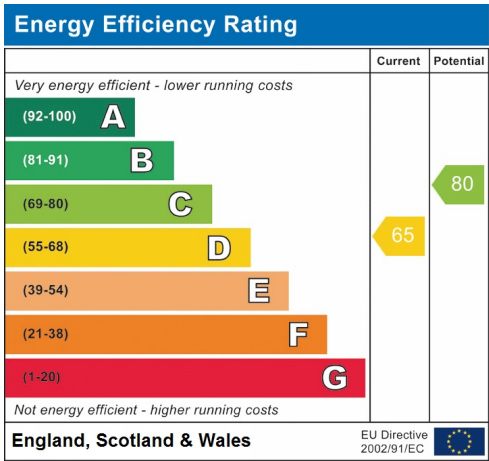
1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band C - £1,413.68 per year (York 2018/19)**



2 Low Ousegate
York YO1 9QU

tel: 01904 655222
email: york@coalters.com

www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



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