

NEWLAND PARK DRIVE, YORK YO10

£265,000 freehold

3 bedroom semi detached house for sale

LINLEY &
SIMPSON



- **Semi-Detached House**
- **Two Reception Rooms**
- **Garage, Car Port/Utility and Parking**
- **Three Bedrooms**
- **Impressive Rear Garden**
- **No Forward Chain**

A lovely three bedroom semi-detached house offering a generous rear garden with a two tiered lawned area. Located to the east of the city, the property has good links with the city centre and an easy route out towards the A64. York University is within easy reach and there are also lots of local amenities.

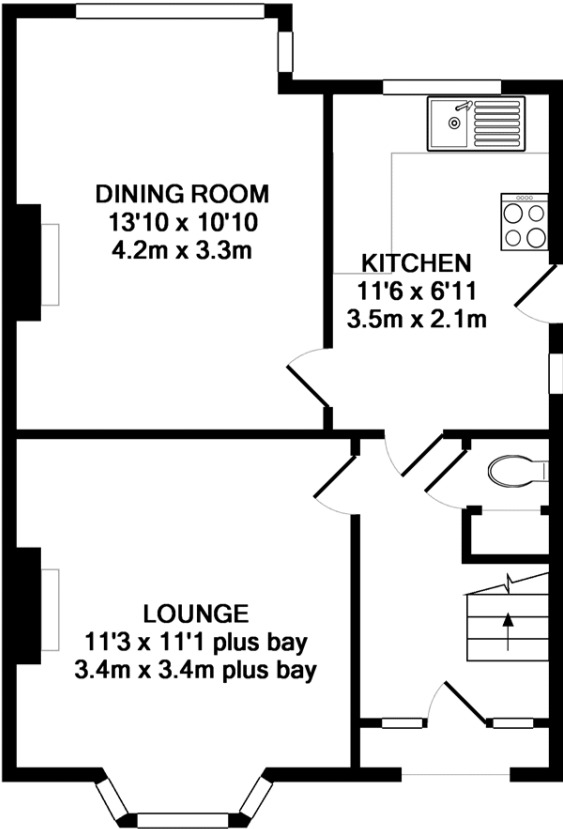
The internal accommodation begins with an entrance hallway with immediate access to a small downstairs W.C. The ground floor continues with a lounge with a bay window and a dining room with views over the rear garden. Finally there is a fitted kitchen with access to the side. The first floor houses a master bedroom with views across the rooftops of the city, a second double bedroom and finally a smaller third bedroom. There is a two piece shower room and another separate W.C. In need of some decorative updating a viewing is recommended to appreciate the potential of the accommodation on offer.

Outside the house is the impressive rear garden with two levels of lawn, mature planted beds, a wooden storage shed, a greenhouse and a garage. To the side is a utility/car port area and to the front is a driveway and a smaller lawned garden. Offered with no forward chain.

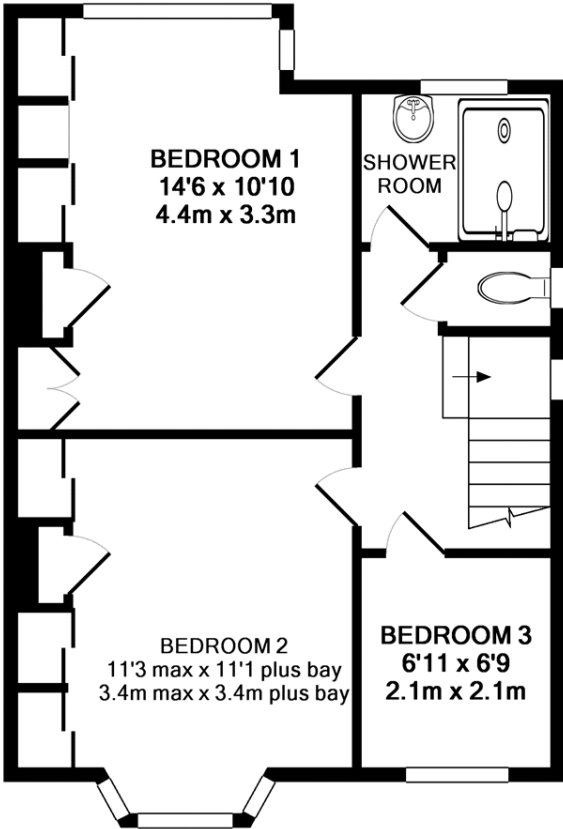
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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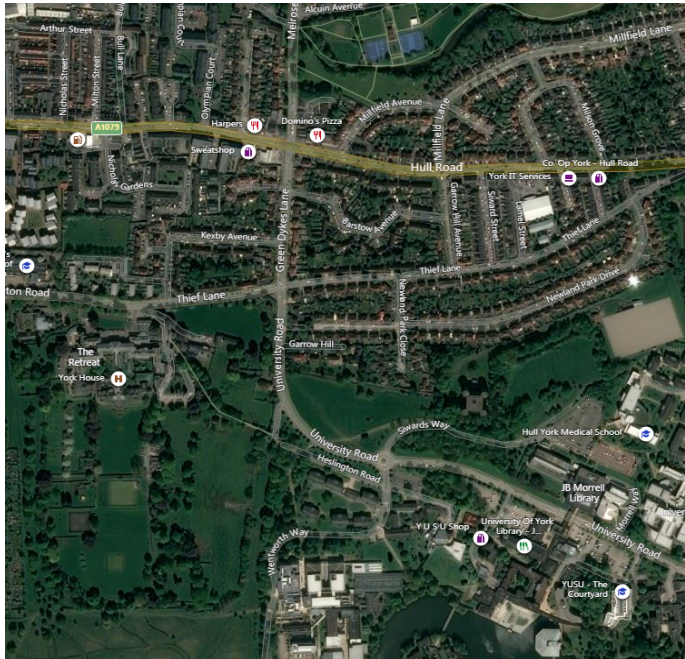
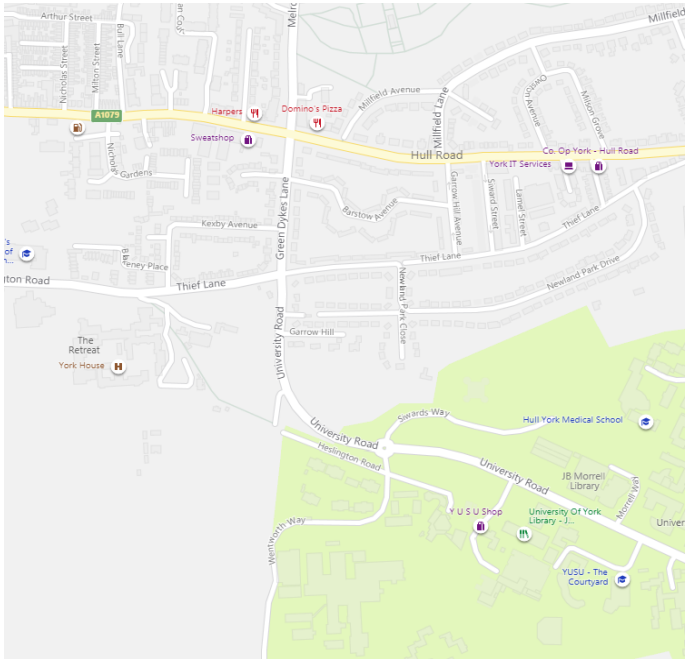
GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 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)**

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		
	63	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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		
	57	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.