



WISHART
ESTATE AGENTS

14 Glenridding
York
YO24 2SQ

£300,000

- Detached property in sought after cul-de-sac
- Spacious rear garden
- Scope to extend
- Three bedrooms
- Garage & driveway
- Popular area of Woodthorpe
- Close to local amenities and open space
- Access to A1237 & A64



Situated on an established and attractive street within the popular area of Woodthorpe, this three-bedroom, detached property offers well-maintained, internal accommodation and a surprisingly spacious rear garden with masses of potential to extend (subject to the necessary planning permissions.)

Set back from the roadside and approached via a driveway which leads to the garage and Upvc front entrance door, you enter the property into a welcoming and spacious hallway. As with the rest of the property, the hallway is neutrally decorated with laminate flooring and storage space is available beneath the staircase.

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The open plan lounge/dining room is a bright and airy reception space, thanks to the dual aspect window to the front and sliding doors to the rear aspect. The lounge features an elegant, cast iron fire (ornamental as it is not connected to the gas supply), set on a granite effect hearth with timber surround,



complementing the tasteful décor and ceiling coving.

The dining area offers ample space for a range of reception dining furniture and enjoys views across the established garden, through the sliding doors.

Accessed via the hallway and the dining room, the kitchen is well presented and features a large range of fitted wall and base units with contrasting, oak effect worktops over, while a mosaic tiled splashback in neutral tones is situated above the work surfaces. With an electric oven and hob fitted integrally, the kitchen also provides space for an under counter dishwasher, washing machine and freestanding fridge freezer. A stainless-steel sink unit and drainer is situated beneath a window to the side aspect and a glazed, Upvc rear entrance door leads out onto the rear patio. A shelved, floor to ceiling, pantry-style

cupboard provides ample storage, and a stylish and modern oak effect laminate is laid to the floor.

The staircase leads to the first-floor landing and accommodation with a hatch providing access to the loft space.

Bedroom one is a bright and airy room with a large window overlooking the front aspect and a range of fitted wardrobes. A further fitted cupboard provides a handy linen storage and houses the newly fitted, gas central heating boiler.

Bedroom two, to the rear of the property, is another double bedroom with a window overlooking the rear garden and ample space for a range of bedroom furniture. Bedroom three is a good-sized single bedroom with a bespoke, single cabin bed and

shelving fitted to one wall. A window overlooks the front aspect and the room is bright and welcoming.

The house bathroom is fitted with a white, three-piece suite comprising; a low level WC, a pedestal hand basin and a panelled bath with shower over. The walls are fully tiled and the floor is fitted with an oak effect laminate. An opaque window is situated above the hand basin, to the rear aspect, allowing for light and ventilation.

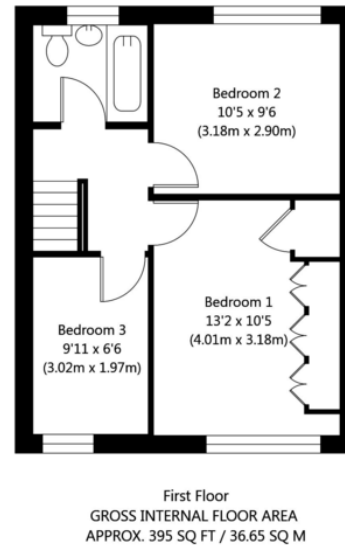
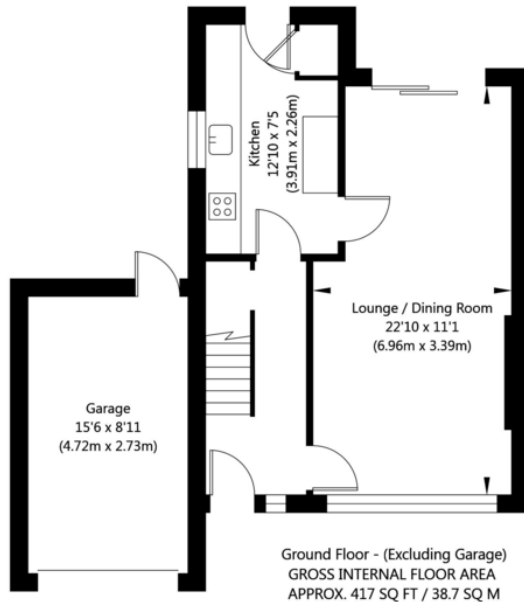
Externally, the property benefits from a lawned front garden with beds of mature plants and shrubs. A driveway leads to the single garage with an up and over door. The garage is fitted with power and light and a further pedestrian door is located to the rear, providing access to the rear garden. A wrought iron gate to the side of the property also provides access

to the rear garden.

The rear garden is larger than average for this type of property and benefits from an extensive lawn, boarded with mature plants and shrubs. A wood chipped area has been designed as an ideal space for children's play equipment. A timber shed is located to the rear of the garden, providing handy additional, external storage and to the side of the property, behind the garage, is an area ideal for the storage of bins.

The property is located in a cul-de-sac with easy access to the local playing fields and amenities, alongside quick access to the A1237, A64 and the city centre.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 812 SQ FT / 75.35 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Leaving the A1237 (York outer ring road) and the roundabout signposted for Acomb & Woodthorpe, take the exit for Woodthorpe and continue as you onto Moor Lane. Follow the road round and take the fifth left hand turn, onto Moorcroft Road and the first left onto Glenridding. The property can be found on your right hand side, part way down the cul de sac.

[Click to access 14 Glenridding Energy Performance Certificate](#)

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