



WISHART
ESTATE AGENTS

54 St. Stephens Road
York
YO24 3EQ

£220,000

- Semi-detached house
- 3 double bedrooms
- Kitchen diner
- Spacious bathroom
- Ample off street parking
- Brick built storage shed
- Frequent bus service
- Easy access to major road networks



Wishart Estate Agents are delighted to present to the market this three bedroom semi-detached house located in a popular residential area with a variety of amenities locally. The accommodation briefly comprises; entrance hall, lounge, kitchen/diner, rear porch, three bedrooms and a bathroom.

Stepping through the composite front entrance door the welcoming entrance hall is naturally lit by a glazed oval insert within the door. The hall features ample space for storage furniture and an under-stairs cupboard allows for additional storage. The staircase leads to the first floor accommodation.

The sitting room is generous in size and flooded

with light thanks to the bay window overlooking the frontage. A modern electric fire with moveable stone tiled hearth works as the main focal point of the room. Dado rails and ceiling rose finish the room and add character.

The kitchen features a range of timber wall and base units with contrasting work tops over. Useful additions to the base units include multi-use shelves and deep pan draws. A Belling stove sits with an extractor hood over and space is provided for a fridge freezer with an undercounter dishwasher to be included. A 1 ½ stainless steel sink with mixer tap and drainer sits beneath a large window overlooking the rear garden, which also allows light to flood the space. A handy pantry cupboard is generous in

size, perfect for additional storage and also features a window to the side. The dining area features ample space for a table and a window to the side overlooking the rear garden.

Located just off the dining area, through a timber door, the rear porch features three wall units and shelving allows for additional storage. Space is provided for a washing machine and tumble dryer. A further timber door provides access to the side, and subsequently the rear, of the property.

Stairs lead up to the first floor landing space which is naturally lit by a tall window to the side aspect. Access can be gained to the loft space via a hatch, which features a ladder, light and

partial boarding.

The master bedroom is located to the front of the property and features ample space for furniture. Fitted cupboards provide additional storage and a bay window allows for light to flood the space.

The second bedroom, located to the rear of the property, is also generous in size featuring the old airing cupboard which is now perfect for storage. A window to the rear overlooks the garden and the school playing field beyond.

The third bedroom also located to the rear, is currently furnished with a double bed, but could also work as a generous single. Again, a

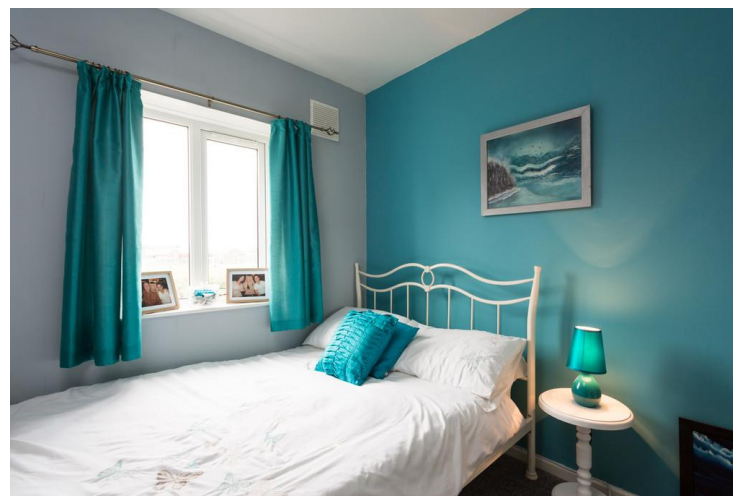
window overlooks the rear garden and the school playing field beyond.

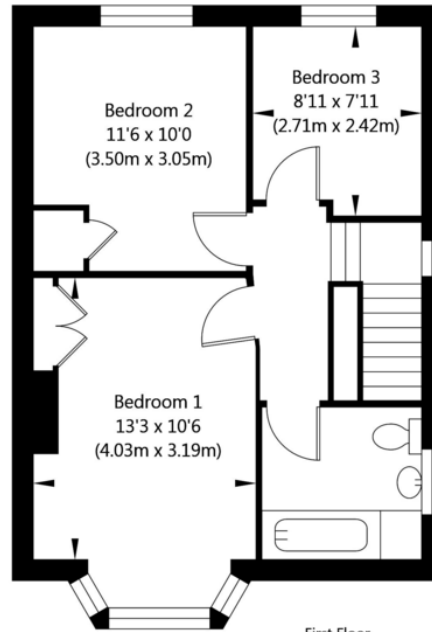
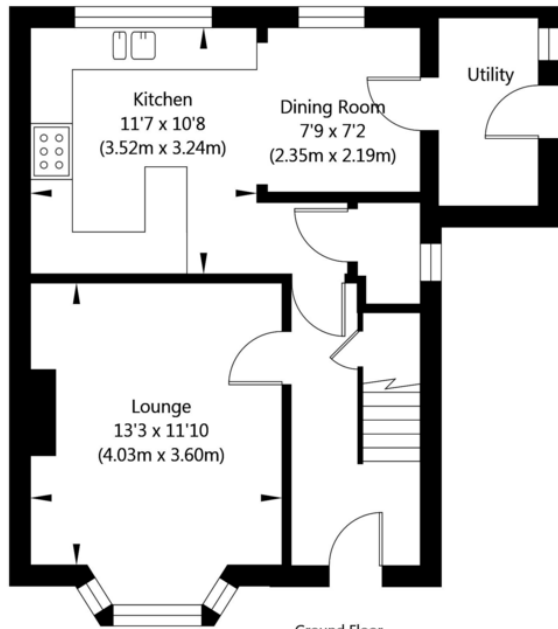
The house bathroom comprises a three piece white suite including bath with shower attachment over, wash hand basin and low level WC. Vinyl flooring, fully tiled walls and a heated towel rail are stylish yet practical additions. A frosted window to the side aspect allows for light and ventilation.

Externally, to the front of the property, a concrete driveway provides ample off street parking and leads to double timber gates at the side of the property, which allow for access to the rear garden. Steps lead up to the composite front entrance door with gravel raised beds to

either side.

The rear of the property features a large raised decking area, perfect for outside dining. Steps lead down to the paved pathway sitting between gravel beds with further raised flower beds to the border. Continuing along the walkway, through a trellis archway and fence, the head of the garden features a lawn bordered by mature shrubs and bushes and tucked neatly into the corner of the garden is a raised vegetable patch. Two timber sheds and a brick built shed allow for ample outside storage space and benefit from a power supply. Additional benefits to the rear include an external water tap and security lighting.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 990 SQ FT / 91.98 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2019



COUNCIL TAX BAND

B

TENURE

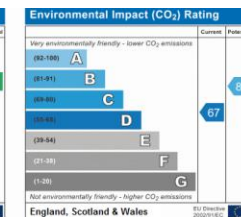
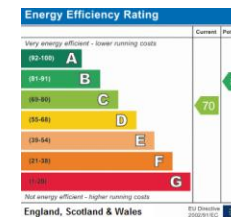
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the York outer ring road (A1237) at the roundabout with Askham Bryan and Woodthorpe take the exit signposted for Acomb onto Askham Lane. Continue over the mini roundabout and along Askham Lane and take the second right onto Cornlands Road. Taking the first right onto St. Stephens Road and continuing to the end of the road, just tucked around the corner number 54 can be easily identified by a Wishart Estate Agents For Sale flag.



OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#) and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.

