

11 YEW TREE CLOSE RUFFORTH, YORK



Semi-detached Bungalow in a Quiet Cul-de-sac at the Centre of a Sought-after Village.

Requiring a degree of Updating, the Accommodation comprises:

Entrance Hall, Study/Dining Room, Sitting Room, Kitchen, Conservatory,
Spacious Ground Floor Bedroom and Bathroom.

Two First Floor Bedrooms, one with En-suite Shower Room.

Majority Double Glazing and Electric Heating. Attached Single Garage and Gardens
Front and Rear. Five Miles from York city centre and No Onward Chain.

GUIDE PRICE £165,000

11 Yew Tree Close is a semi-detached bungalow offering scope for a programme of updating and located in a sought-after village just outside York's northern ring road. Yew Tree Close is a cul-de-sac running off the main road through the village and No 11 is located on the left hand side, identified by our For Sale board. A roof-conversion has been carried out in the past, creating two first floor guest bedrooms; one with an en-suite shower room. Further accommodation comprises: entrance hall, study/dining room, sitting room with fireplace, kitchen, conservatory, spacious ground floor bedroom and bathroom. All windows are upvc double glazed, excepting the internal window between kitchen and conservatory, and heating is electric. Attached to the side of the property is a single garage, which has been extended at the rear to provide workshop space, and there is ample parking on the lengthy drive. Both front and rear gardens are easily-maintained and the rear garden is fully enclosed. No onward chain.

Rufforth is a small, rural village some 5 miles from York City centre and is well-placed for commuting on the A64 and also the A1 at Wetherby. Amenities available in the village include primary school, part-time Post Office, village shop, pub and tennis courts. The Clifton Moor leisure park is only six miles distant.

ACCOMMODATION COMPRISES

SIDE ENTRANCE

Half-glazed UPVC door.

ENTRANCE HALL

Electric night storage heater. Small under-stairs cupboard. Telephone point.

STUDY

3.00 m(9'10") max x 2.70 m(8'10")

Electric night storage heater. Staircase to first floor.

SITTING ROOM

5.20 m(17'1") x 3.20 m(10'6")

Bow window to front. Three wall light points. Telephone point. Stone fire place with tiled hearth housing electric fire. Electric night storage heater. Television point. Dimmer switch.



BEDROOM ONE

4.10 m(13'5") x 3.20 m(10'6")

Electric night storage heater. Coving.

BATHROOM

2.10 m(6'11") x 1.60 m(5'3")

Matching suite comprising: low flush WC, pedestal wash hand basin and corner bath with Gainsborough electric shower over. Part-tiled walls. Heated towel rail.



KITCHEN

3.00 m(9'10") x 2.70 m(8'10")

Range of base and wall units incorporating single drainer stainless steel sink unit. Built-in Moffat electric oven and Creda four ring electric hob. Telephone point.



Glazed door to:

CONSERVATORY

3.30 m(10'10") x 2.90 m(9'6")

Upvc double glazed construction with polycarbonate mono-pitch roof. Plumbing for washing machine. Two glazed sliding doors into rear garden. Door to garage.

FIRST FLOOR

BEDROOM TWO

5.90 m(19'4") max x 3.20 m(10'6") max

Two velux windows to rear. Range of fitted cupboards and drawer unit. Electric night storage heater. Eaves storage cupboards. Sloping ceiling to part. Louvred door to:

EN-SUITE SHOWER ROOM

3.00 m(9'10") max x 1.00 m(3'3")

Low flush WC, pedestal wash hand basin and tiled shower cubicle with folding glazed door and Gainsborough electric shower. Extractor fan. (Restricted head room to part.)

BEDROOM THREE

6.00 m(19'8") max x 2.70 m(8'10") max

Velux window to rear. Electric night storage heater. Range of fitted cupboards

GARAGE

6.10 m(20'0") x 2.20 m(7'3")

Metal up and over door. Electric power and light. The garage has been extended to allow for a workshop area at the rear.

OUTSIDE

Immediately to the rear of the property is an enclosed private garden, with paved patio area and a lawn beyond with raised bed and evergreen hedge on rear boundary. Side boundaries are fenced. At the front of the bungalow is a small square of lawn, with a rockery, set off by an attractive monkey puzzle tree. The lengthy drive provides ample off-street parking.

GENERAL INFORMATION

Services: Mains water, drainage and electricity.

Council Tax: Band C.

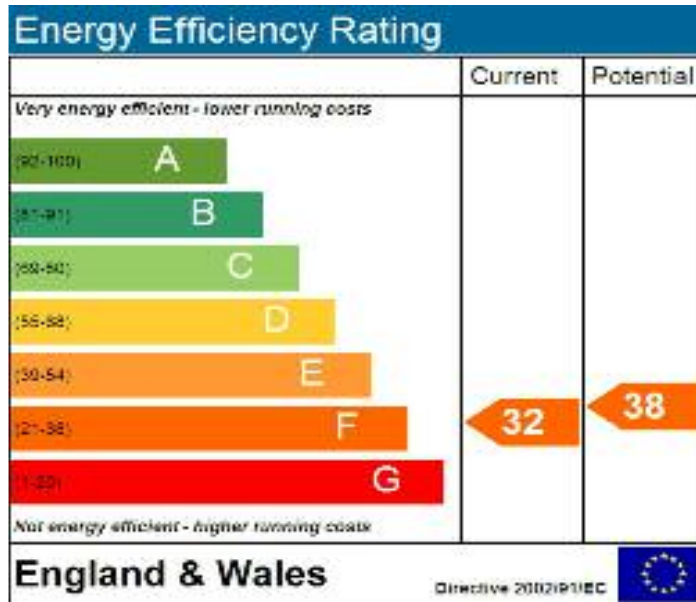
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Viewing: Strictly by appointment with the Agent's York office.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.

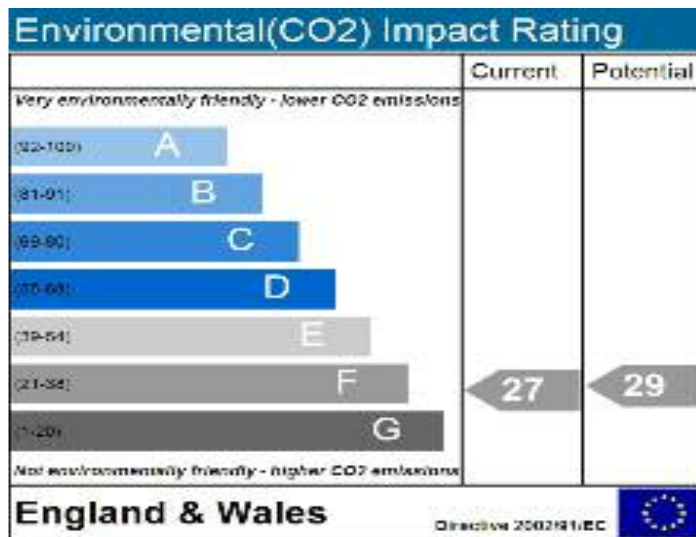
These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

ENERGY EFFICIENCY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.