



**4 MAIN STREET, HESLINGTON,
YORK. YO10 5EA**



A MOST CHARMING TRADITIONAL THREE BEDROOM SEMI-DETACHED COTTAGE WITH DELIGHTFUL REAR GARDEN INCLUDING SEVEN LARGE MATURE LIME TREES AND OCCUPYING A CORNER POSITION WITHIN THE CONSERVATION AREA OF THIS HIGHLY SOUGHT AFTER VILLAGE. HESLINGTON VILLAGE LIES APPROXIMATELY TWO MILES FROM THE YORK CITY CENTRE AND IS ADJACENT TO THE ADMINISTRATIVE CENTRE, CAMPUS, SPORTING FACILITIES OF THE UNIVERSITY OF YORK AND CLOSE TO THE SCIENCE PARK. HESLINGTON OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SHOP, POST OFFICE, BANKS, PRIMARY SCHOOL AND LIES WITHIN THE CATCHMENT AREA OF HIGHLY REGARDED FULFORD SECONDARY SCHOOL.

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * THROUGH SITTING/DINING ROOM * BREAKFAST KITCHEN * GROUND FLOOR HOUSE BATHROOM * GROUND FLOOR BEDROOM *
* INNER HALL * TWO FIRST FLOOR BEDROOMS * HOUSE BATHROOM 2 * SELECTED SECONDARY & UPVC DOUBLE GLAZED WINDOWS *
* GAS-FIRED CENTRAL HEATING * ENCLOSED REAR COTTAGE GARDEN * GARAGE *

GUIDE PRICE: £295,000

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

22' 5" (6.83m) x 4' 5" (1.35m) widening to 6' 10" (2.08m).
Double panel radiator, uPVC double glazed picture windows, uPVC double glazed window and uPVC door to rear garden. Laminate floor.

BEDROOM 1:

13' 9" (4.19m) x 12' 3" (3.73m).



Fitted double wardrobe with louvered doors and cupboards

above. uPVC double glazed picture window to skirting level and double glazed window. Double panel radiator.

HOUSE BATHROOM 1:

Panelled bath, pedestal wash basin, low-level W.C., half tiled walls above bath, laminate floor and two uPVC double glazed windows.

THROUGH SITTING/DINING ROOM:

12' 11" (3.94m) widening to 15' 4" (4.67m) x 22' 5" (6.83m)



Two double panelled radiators, secondary glazed window and brick fireplace with tiled hearth.



Double glazed sliding patio door to rear garden, low-level cupboards with book shelving above and picture rail.

BREAKFAST KITCHEN:

15' 5" (4.7m) x 10' 5" (3.18m).

Range of wall and base units incorporating stainless steel recessed sink with mixer tap, plumbing for washer, hob with 2 gas ring and 2 electric plates. Built-in fan assisted electric oven with grill above. Wall tiling to base units, double panel radiator, two secondary glazed windows.

BREAKFAST KITCHEN



INNER HALL:

A turning staircase rises to –

FIRST FLOOR

LANDING

Single panel radiator, secondary glazed window and painted balustrade with squared spindles.

BEDROOM 2 (REAR):



13' 0" (3.96m) max x 11' 2" (3.4m) max.

Secondary glazed window, single panel radiator and view over rear garden.

BEDROOM 3 (FRONT):

10' 8" (3.25m) max x 15' 1" (4.6m) max to cupboard back.

Double panel radiato, sliding door to recessed cupboard and secondary glazed window.

HOUSE BATHROOM 2:

12' 9" (3.89m) max x 10' 4" (3.15m) max.

Panelled bath, low-level W.C., corner vanity unit with inset basin. Double panel radiator, airing cupboard with hot water cylinder and immersion heater.

OUTSIDE:

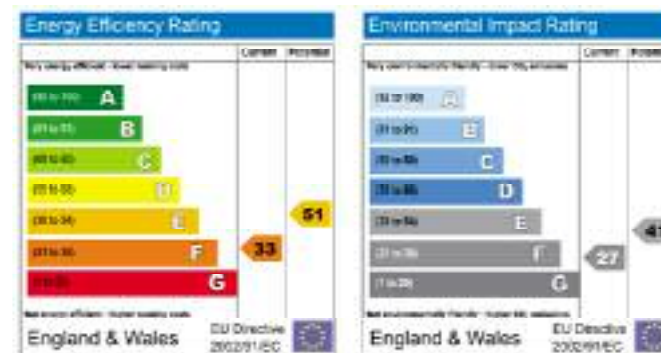


The front and side gardens which comprise lawn and shrub beds are enclosed by low boundary wall, picket fencing and privet hedge. A further area of side garden is enclosed by a brick wall with well stocked shrub bed and access to boiler room with floor mounted gas-fired central heating boiler. The rear garden is accessed from Field Lane via a five bar timber gate onto a gravelled parking and turning area and leading to **GARAGE 20' 7" (6.27m) x 12' 2" (3.71m)** with light and power. The rear garden which comprises seven mature lime trees has a lawned area, rose bed, pergola and York stone patio.

NOTE:

From the entrance drive is a vehicular right of way across the gravelled area in favour of the adjoining owner.

GENERAL INFORMATION:



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.

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

LOCAL AUTHORITY:

City of York Council. Tel: 01904 613161.

VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS:

Leave the York City Centre on the A1017 to the York Outer Ring Road and Hull. After approximately 2 miles at the end of the dual carriageway turn right at the roundabout to Heslington. Continue along Field Lane and as you turn into Heslington village the property is on the corner.

IMPORTANT NOTICE:

These particulars which were prepared on 28th April 2008, amended on 9th September 2008, 20th May 2009 & 13th July 2009 (price reduction) are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



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