CLUBLEYS City

29, Beagle Ridge Drive,
York, YO24 3JH
Chain Free £370,000

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ABOUT THE PROPERTY

A beautifully renovated and extended four-bedroom semi-detached home, offered to the market chain free and finished to a high standard throughout. Situated in a popular residential area of York, this spacious property is ideal for modern family living.

The accommodation includes a welcoming entrance hall, a cosy bay-fronted sitting room with feature log burner, and a stunning open-plan kitchen/dining area with modern units, integrated appliances and central island. Sliding doors provide access to the rear garden, creating a fantastic entertaining space. A generous ground floor bedroom with en-suite shower room offers flexible living accommodation, alongside a utility room and downstairs WC. To the first floor are three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a large block-paved driveway providing ample off-street parking, garage with electric door, and an enclosed low-maintenance rear garden.

Early viewing is highly recommended to appreciate the quality and space on offer.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL
4.65m x 1.95m (15'3" x 6'4")
Front entrance door, window to front, tiled flooring, radiator, understairs cupboard with radiator, housing fuse board, further cupboard housing alarm and electric meter.

GROUND FLOOR BEDROOM
5.35m narrowing to 3.32m x 3.47m (17'6" narrowing to 10'10" x 11'4")
Window to front , radiator.

EN SUITE SHOWER ROOM
1.91m x 1.81m (6'3" x 5'11")
Corner shower, low flush WC, wash hand basin in vanity unit, laminate wood flooring, extractor fan., chrome style ladder radiator.

OPEN PLAN KITCHEN
5.78m x 4.46m (18'11" x 14'7")
Fitted wall and base units, integrated dishwasher, electric hob with extractor fan over, eye level double oven, fridge freezer, fitted island, laminate wood flooring, 2 radiators, window to the rear, sliding doors too the rear.

SITTING ROOM
4.46m to bay x 3.71m (14'7" to bay x 12'2")
Bay window to front, log burner with birch surround, radiator.

UTILITY ROOM
2.00m x 2.15m (6'6" x 7'0")
Wall and base units, space for washing machine and dryer, laminate wooden flooring, radiator, window and door to side.

WC
2.15m x 0.97m (7'0" x 3'2")
window to side, low flush WC, corner basin, chrome style ladder radiator, laminate wooden flooring and extractor fan.

GARAGE
5.12m x 2.95m (16'9" x 9'8")
Electric up and over door, power and light, door to rear.

LANDING
Window to side, loft access.

BATHROOM
2.07m x 1.92m (6'9" x 6'3")
Window to the front, low flush WC, wash hand basin in vanity unit, panelled bath with shower over, glass shower screen, separate chrome hand held shower attachment, fully tiled walls and floor.

BEDROOM 1
3.69m x 3.43m (12'1" x 11'3")
Window to front, radiator.

BEDROOM 2
3.02m x 3.72m (9'10" x 12'2")
Window to front, radiator.

BEDROOM 3
2.64m x 2.69m (8'7" x 8'9")
Window to rear, radiator and cupboard housing gas central heating boiler.

OUTSIDE
Externally, the property benefits from a large block-paved driveway providing ample off-street parking, garage with electric door, and an enclosed low-maintenance rear garden.

ADDITIONAL INFORMATION

SERVICES
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agents.

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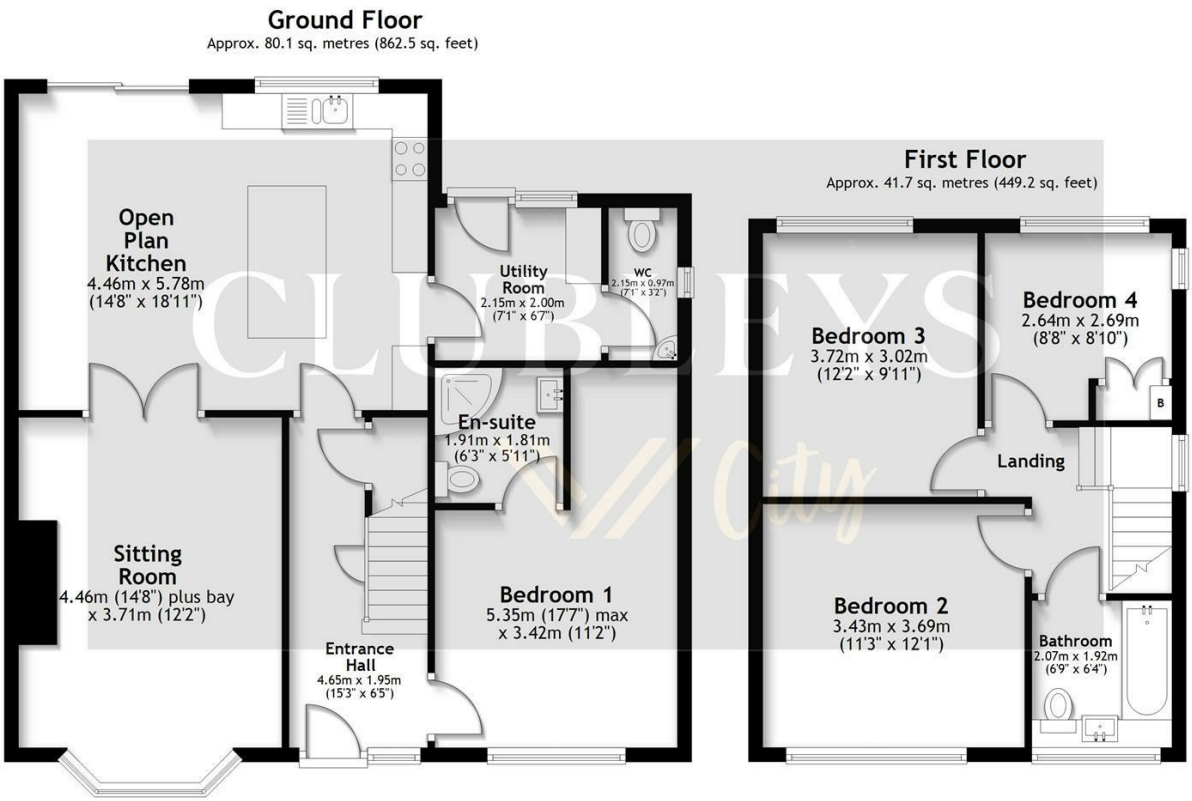

Total area: approx. 121.9 sq. metres (1311.7 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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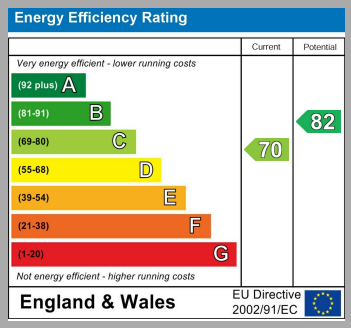

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.