

Tiplady Close, York YO61 3GA

£475,000

Stephensons
estate agents & chartered surveyors



An immaculately maintained 1990's built 4 bedroom detached property enjoying an enviable cul-de-sac position with open views to the rear. Features include 2 formal reception rooms and a conservatory, 15'1" (4.60m) long kitchen/breakfast room and a utility room plus en-suite and family shower rooms, complemented by generous parking and a double garage.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps* download speed
 EPC Rating: C - 69
 Council Tax: E - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



A reception hall with generous built-in storage, staircase and a cloakroom/wc leads off into a spacious sitting room with a feature fireplace housing a coal effect gas fire, bay window and bi-folding doors leading through into a formal dining room with sliding doors allowing access into a double glazed conservatory with rear garden and rural views.

The 15'1" (4.60m) long kitchen/breakfast room also enjoys rear garden and rural views and features a generous range of base and wall storage cupboards, extensive worktop space and fixed dining table, complemented by integrated appliances (electric hob, fan assisted double oven, dishwasher, fridge and freezer) and a useful utility room leading off providing further access out into the rear garden and a personnel door into the integral double garage.

The first floor landing leads off into a principal bedroom with fitted wardrobes and an ensuite shower room, 3 further good sized bedrooms (1 with fitted wardrobes and 2 with rural views) and a spacious shower room.

Other internal features of note include a gas fired central heating system and double glazing.

The front garden is mainly laid to lawn and a double width block paved driveway provides expansive parking and access into a double garage with remote control door.

The rear garden is also predominantly laid to lawn, enjoys open views across the adjoining farmland to the rear and features a paved seating area plus a summerhouse.

AGENTS NOTE

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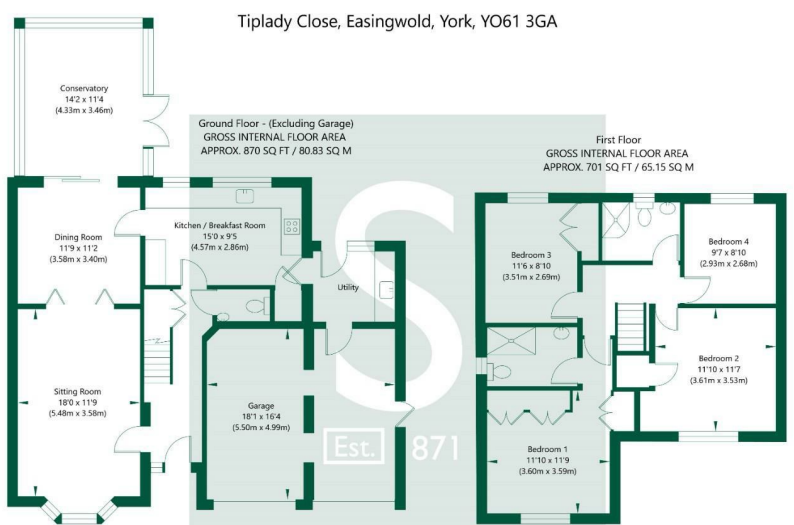
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1571 SQ FT / 145.98 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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