



4 Ullswater,
York, North Yorkshire YO24 2RS

Guide Price £330,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale an excellent and very well-presented three-bedroom semi-detached dormer bungalow. Offering the best in city suburb living, located in the highly sought after location of Woodthorpe, just to the South of York, well situated with easy access to the outer ring road and into the York City Centre. Also within easy walking distance of local Quaker wood shops and public house. We also find local schools, the nature reserve, plus the Acomb shopping centre and Tesco Superstore are close at hand. The current owners have updated this lovely property, creating a superb, versatile home. The layout currently has a mixture of well-proportioned rooms, which makes this ideal for a variety of buyers, including first time buyers, professional couples, families and those looking to retire. The accommodation briefly comprises; A side entrance door takes us into the hallway, with doors leading into the reception rooms. To the left we find a downstairs bedroom and to the right a fabulous contemporary fully tiled shower room. Onwards into the heart of the house, we discover the living room, the focal point being the modern feature fireplace, with a marble hearth and inset gas fire. A further door leads us into the fabulous kitchen, with modern cottage style units and a range of integral appliances. French doors from the living room, bring us into the dining room and patio doors leading out into the garden. Both the living and dining rooms are enhanced with solid oak flooring. An open staircase leads up from the dining room to the second-floor landing in the converted attic space, where we find two further bedrooms, the principal with en-suite and the second bedroom with it own cloakroom and built in wardrobe, completing this lovely home. Externally to the front, we find a lawn arden area and a gated driveway, providing ample off-street parking, which in turn leads to the detached garage, just right for a car enthusiast or as a workshop. To the rear, the house enjoys an enclosed fenced garden with a paved patio, perfect for outside entertaining. To further compliment the garden, we also find a garden shed/workshop. Please do arrange to view this property as soon as possible, to ensure you do not miss the chance to make this quality property your own.

Ullswater forms part of Woodthorpe, which is a popular development approximately 2 miles south of York City Centre. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Upvc door and double glazed window to the side aspect, built in cupboard, oak flooring and upright radiator*. Doors leading to...

Bedroom 3

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed windows to the rear aspect, tv point* and radiator*.

Shower Room

7' 5" x 7' 4" (2.26m x 2.23m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed window to the side aspect and heated towel rail*.

Living Room

17' 9" x 11' 10" (4.47m x 3.60m)

Double glazed windows to the front aspect, feature modern style fireplace with a marble hearth and inset gas fire*, ceiling coving, oak flooring, tv point* and radiator*. Doors leading to...

Kitchen

8' 2" x 8' 1" (2.49m x 2.46m)

Fabulous kitchen with a range of modern white wall, floor and drawer units with under unit lighting, matching worktops over, steel sink unit with mixer tap, integrated appliances include, electric oven* and grill*, gas x 4 hobs* with extractor hood*, fridge *, washing machine* and dishwasher*. Double glazed windows to front aspect, down lighting and cupboard with a wall mounted boiler*.

Dining Room

Double glazed French doors to the rear aspect, oak flooring and radiator*. Stairs leading to the first floor, under stairs storage, oak flooring and radiator*.

First Floor Landing

Eve storage cupboard. Doors leading to...

Bedroom 1

12' 5" x 8' 0" (3.78m x 2.44m)

Double glazed windows to the rear aspect, tv point* and radiator*. Door leading to...

En-suite

7' 11" x 5' 5" (2.41m x 1.65m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, sky light, built in cupboards and heated towel rail*.

Bedroom 2

12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed windows to the rear aspect, tv point*, built in wardrobe and radiator*. Door leading to...

Cloakroom

4' 10" x 4' 9" (1.47m x 1.45m)

Modern white suite comprising; Pedestal wash hand basin with mixer tap, low level wc, sky light and eve storage*.



Garage

18' 0" x 14' 5" (5.48m x 4.39m)

The garage has an up and over door, door to the side aspect, power and lighting.

Outside

Externally to the front, we find a lawn garden area and a gated driveway, providing ample off-street parking, which in turn leads to the detached garage, just right for a car enthusiast or as a workshop. To the rear, the house enjoys an enclosed fenced garden with a paved patio, perfect for outside entertaining. To further compliment the garden, we also find a garden shed/workshop.

Agents Note

EPC Rating C. Council tax band C.

Broadband supplier: Sky Fibre.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: EON.

Electricity supplier: EON.





Energy performance certificate (EPC)

4 Ullswater YORK YO24 2RS	Energy rating C	Valid until:	15 September 2036
		Certificate number:	0340-2274-9610-2496-2641

Property type Semi-detached house

Total floor area 86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

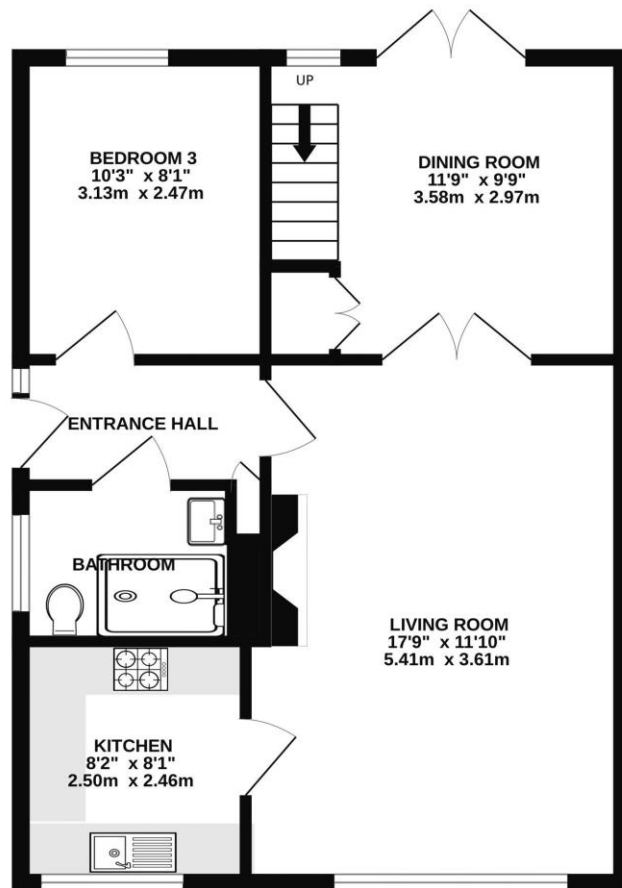
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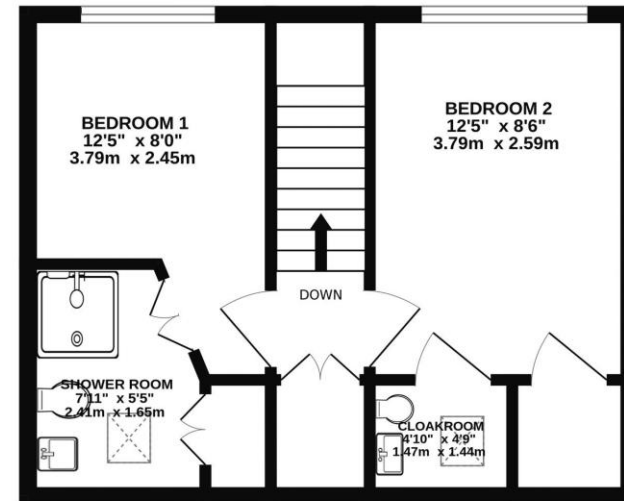
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GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.