



Cranbrook Road
York
YO26 5JH

£600,000



A substantially extended four bedroom family home offering generous and versatile accommodation, an integral garage and an attractive rear garden.

The property is entered through a welcoming hallway which leads into a spacious living room featuring a bay window and feature fireplace.

To the rear is an impressive extended dining kitchen which forms the heart of the home. The kitchen is fitted with a range of light grey Shaker style units, wood effect worktops and a central island incorporating a range cooker with extractor above and an integrated dishwasher. This opens into a large living and dining space with Velux windows and French doors leading onto the garden.

There is also a separate family room overlooking the garden, again benefiting from a Velux window, providing an ideal second sitting room, playroom or home office. A central utility and boot room offers useful additional storage and access to the side passage. The ground floor is completed by an integral garage.

To the first floor are four well proportioned double bedrooms. The principal bedroom is positioned to the rear and benefits from its own en suite shower room. A modern four piece family bathroom serves the remaining bedrooms.

The loft is boarded to provide useful storage space and benefits from a Velux window.

Externally, the low maintenance frontage provides off street parking, access to the integral garage and an electric vehicle charging point. To the rear is an enclosed garden with a paved patio, raised decked seating area and lawn, creating an excellent space for outdoor dining and family life.



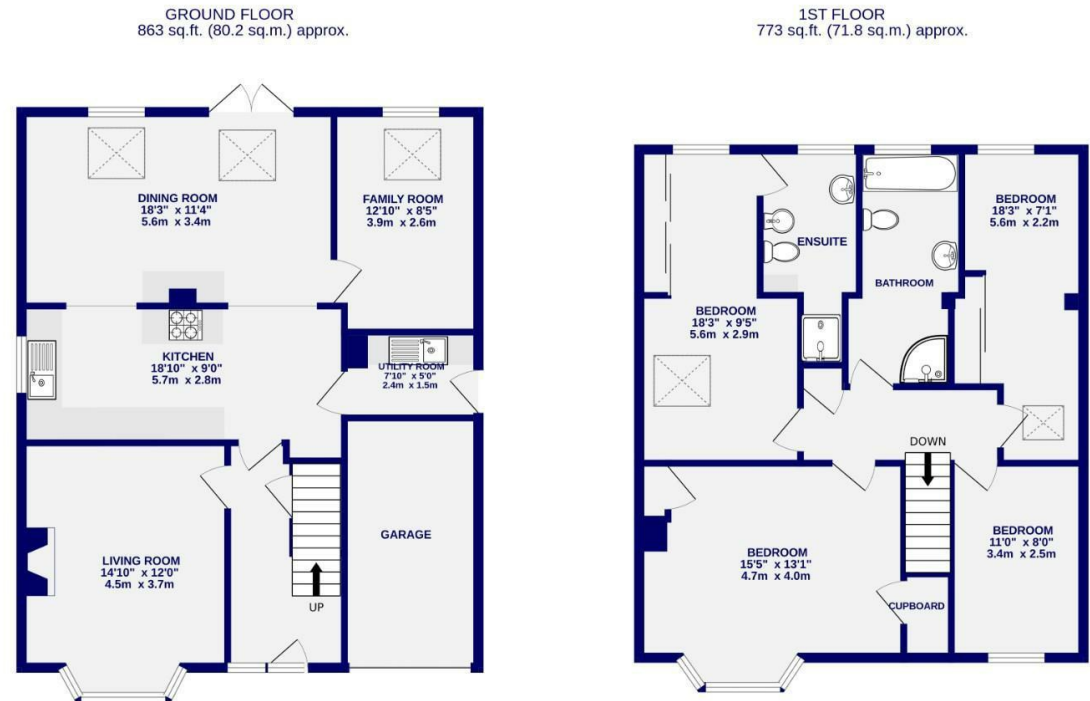


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Freehold
Council Tax Band - D

- Substantial & Extended Four Double Bedroom Home
- Stunning Open-Plan Kitchen Diner
- Principal Bedroom With En Suite
- Two Further Reception Rooms
- Four Piece Family Bathroom
- Integral Garage & Driveway With Electric Vehicle Charger
- Attractive Rear Garden
- EPC D

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TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.
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