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ESTATE AGENTS

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Chase Garth Road, York, North Yorkshire,  
YO61 3GG

£229,950



## Reasons to Buy

- Semi Detached Home
- Popular Development
- Breakfast Kitchen
- Conservatory
- Cloakroom
- Three Bedrooms
- Enclosed Garden
- Garage and Off-Street Parking

## Overview

Chase Garth is tucked away enjoying a quiet position in this desirable development, it is a blend of classic and traditional style. The property has a private enclosed garden with plenty of parking and a single garage.

## Entrance

Open your half glazed front door into the hallway with cloakroom to the side.

## Sitting Room

*14' 10" x 13' 0" (4.52m x 3.96m)*

This sitting room has a window overlooking the front allowing lots of natural light to flood in. There is a fireplace with gas fire, the alcove is the perfect space to fit a comfy sofa, we can imagine watching our favourite series on Netflix on a wall mounted TV!

## Breakfast Kitchen

*16' 4" x 9' 4" (4.97m x 2.84m)*

There are a range of base and wall mounted cupboards and drawers with complementing work surfaces. Appliances include electric double oven with 4 ring electric hob and stainless-steel extractor hood, fridge/freezer and plumbing for washing machine. There is a door to the driveway and single garage. The dining area has room for a table and chairs, with French doors opening out into the conservatory, a lovely space for relaxing look out into the garden.

## Upstairs

There are two double bedrooms and a single. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and wc.

## Bedroom One

*14' 8" x 9' 0" (4.47m x 2.74m)*

The main bedroom has useful fitted wardrobes, the window overlooks the front allowing lots of natural light to flood in.







### **Bedroom Two**

*10' 0" x 9' 9" (3.05m x 2.97m)*

This double bedroom has a window overlooking the rear.

### **Bedroom Three**

*10' 3" x 7' 2" (3.12m x 2.18m)*

With fitted airing cupboard.

### **Family Bathroom**

The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and wc.

### **Outside**

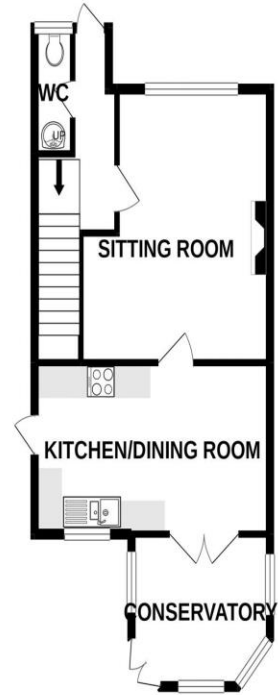
The front has a lawned garden with path leading to the front door. To the side is a driveway that leads to a single garage. The rear garden is enclosed and predominately laid to lawn with a paved seating area, ideal for alfresco dining.

### **Services**

Gas Central Heating, Double glazing.



GROUND FLOOR



1ST FLOOR



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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