



Pulleyn Drive, York £375,000

Delightful semi detached property situated in an extremely popular area of York just off Tadcaster Road with views over Hob Moor Nature Reserve to the rear of the property. Benefitting from ample off street parking and spacious living accommodation, an early viewing is advised.



The property is entered via a uPVC panelled front door into an entrance hall with doors to ground floor and stairs leading to the first floor accommodation. Accessed immediately from the entrance hall is a large living dining area, with bay window to the front elevation, electric fire and double doors leading out to a conservatory. The conservatory itself is uPVC double glazed with electric panel radiator a doors opening out to the rear garden.



The kitchen sits to the rear elevation and benefits from a range of wall and base units, stainless steel sink with drainer, integrated microwave, oven, electric hob and fridge freezer, along with space for washer and dryer. A door from the kitchen leads out to the side elevation of the property.



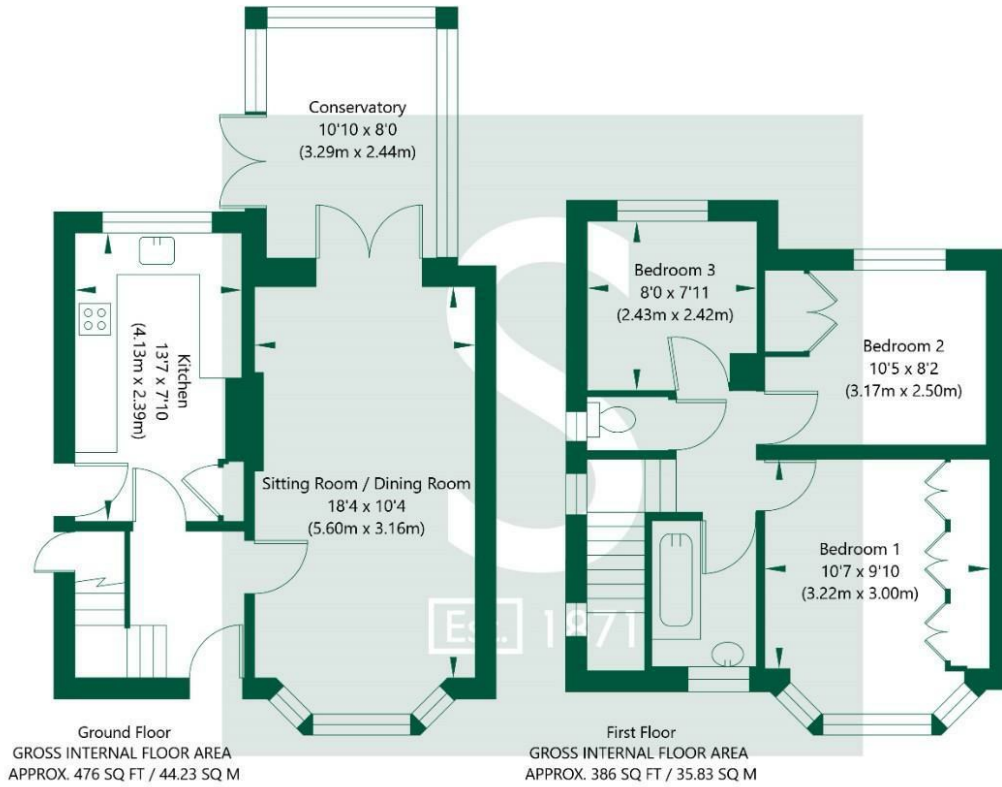
To the first floor are three bedrooms and a house bathroom. The master bedroom sits to the front of the property and boasts a large bay window and built in wardrobes. Bedroom two is another double room to the rear elevation which also comes equipped with built in wardrobes. Bedroom three is a smaller single room with stunning views over hob moor to the rear.



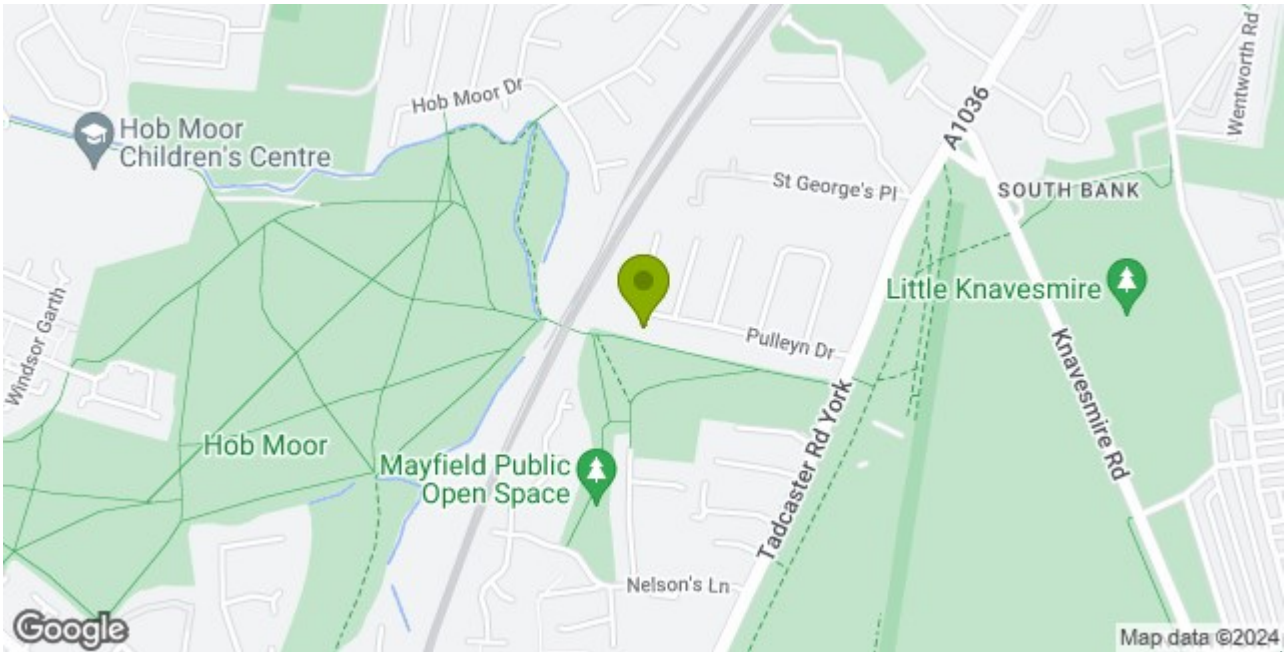
To the outside the house has ample off street parking via a block paved driveway to the front, as well as a landscaped rear garden with stylish seating area under a pergola, lawned gardens and mature surrounding beds.



Pulleyn Drive, York, YO24 1DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 862 SQ FT / 80.06 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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