



1 Heslington Court  
Heslington, York YO10 5EX



# 1 Heslington Court Heslington, York YO10 5EX

£525,000

A beautifully positioned five bedroom family home in the sought after village of Heslington, within a stones throw from Lord Deramore's Primary School and the University of York. The property sits on a corner plot, has plenty of kerb appeal plus a driveway and garage to the rear!

The property is spacious throughout with a diverse layout providing many options to a growing family. With the hub of the home being the large dining kitchen, through to 3 further reception rooms, utility and WC. The first floor accommodation offers FIVE bedrooms and TWO bathrooms!

Heslington Court is offered with no forward chain and plenty of scope to renovate, call now to book a viewing, let's make this house your home!

EPC Rating TBA  
Council Tax Band E

## Entrance Hall

6'3" x 3'1" (1.93 x 0.96)

Timber door. Radiator. Doors to further rooms. Stairs to first floor.

## Ground Floor WC

6'2" x 3'2" (1.88 x 0.98)

Fitted two piece suite comprising wash hand basin and toilet. Opaque UPVC window. Radiator.

## Lounge

14'8" x 11'0" (4.47m x 3.35m)

UPVC window. Radiator. Gas fire with surround and hearth.

## Dining Room

17'5" x 10'11" (5.31m x 3.33m)

UPVC glazed doors into the garden. Radiator.

## Office

9'4" x 7'3" (2.84m x 2.21m)

Timber window. Radiator.

## Kitchen

12'10" x 8'6" (3.91m x 2.59m)

A large fitted kitchen diner with high and low level units and coordinating worktops. Sink and half bowl with drainer unit. Space and plumbing for washing machine. Space for undercounter appliances. Built in double oven. Electric hob. Cupboard housing boiler. Storage cupboard. UPVC window. Radiator.

## Dining Area

9'5" x 8'4" (2.87m x 2.54m)

Timber window. Radiator. Storage cupboard. Opening through to the kitchen.

## Utility

9'3" x 5'7" (2.82m x 1.70m)

Timber part glazed door with access to the garden. Timber window. Base unit with sink and drainer. Radiator.

## Stairs to first floor

## Landing

Doors to all rooms.







#### Bedroom One

11'7" x 11'3" (3.53m x 3.43m)

A spacious and bright bedroom with built in cupboard and additional built in wardrobes. UPVC window. Radiator. Door to ensuite shower room.

#### Ensuite

6'7" x 6'7" (2.03 x 2.01)

Fitted three piece suite comprising shower cubicle, wash hand basin and toilet. Radiator. Extractor fan.

#### Bedroom Two

11'7" x 10'10" (3.53m x 3.30m)

UPVC window. Radiator. Cupboard with water cylinder and storage. Loft hatch.

#### Bedroom Three

10'0" x 6'6" (3.05m x 1.98m)

UPVC bow window. Radiator.

#### Bedroom Four

10'9" x 9'3" (3.28m x 2.82m)

UPVC window. Radiator.

#### Bedroom Five

10'8" x 9'3" (3.25m x 2.82m)

UPVC window. Radiator.



#### Bathroom

7'0" x 5'8" (2.14 x 1.75)

Fitted three piece suite comprising bath with electric shower over, wash hand basin and toilet. Radiator. Extractor fan.

#### Outside

The front and side elevation of the property is mainly laid to lawn with path leading to the front door. There are low level flower beds, established hedging and tree to the front boundary. With gated access to the side of the property leading to the walled rear garden.

The walled rear garden is mainly laid to lawn with low level paved patio area. With planted borders and shrubs wrapping round to the side elevation adding to the greenery of the plot. The rear gate provides access to the driveway and garage.

#### Parking and Garage

To the rear of the property is a driveway and garage.

#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E . The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

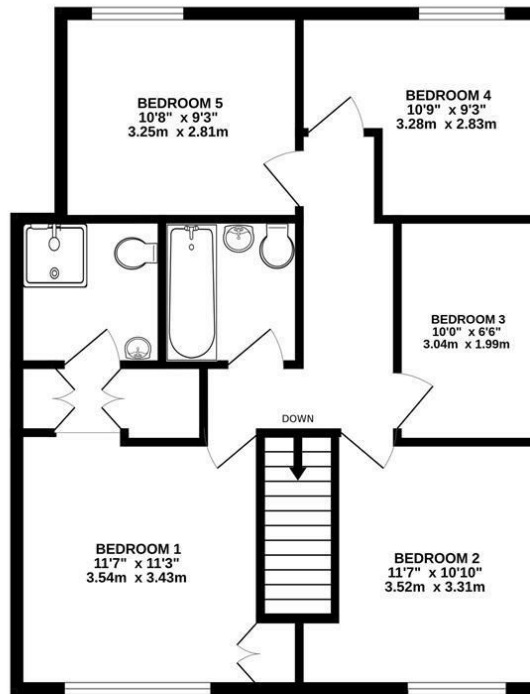
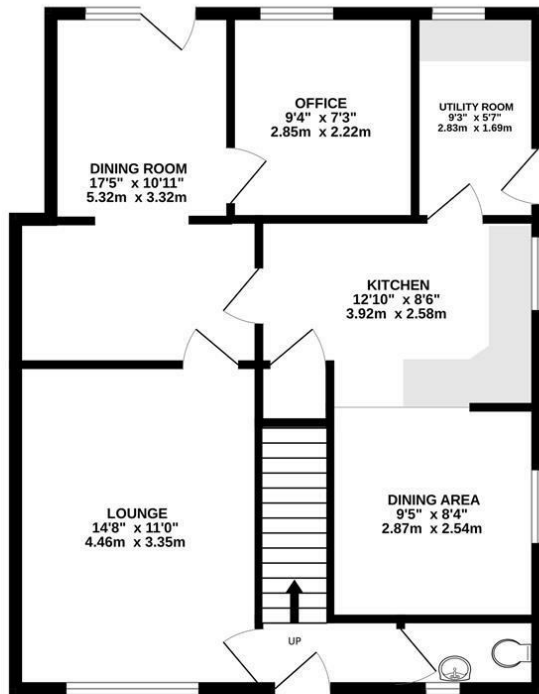
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a heat only boiler and hot water cylinder. The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



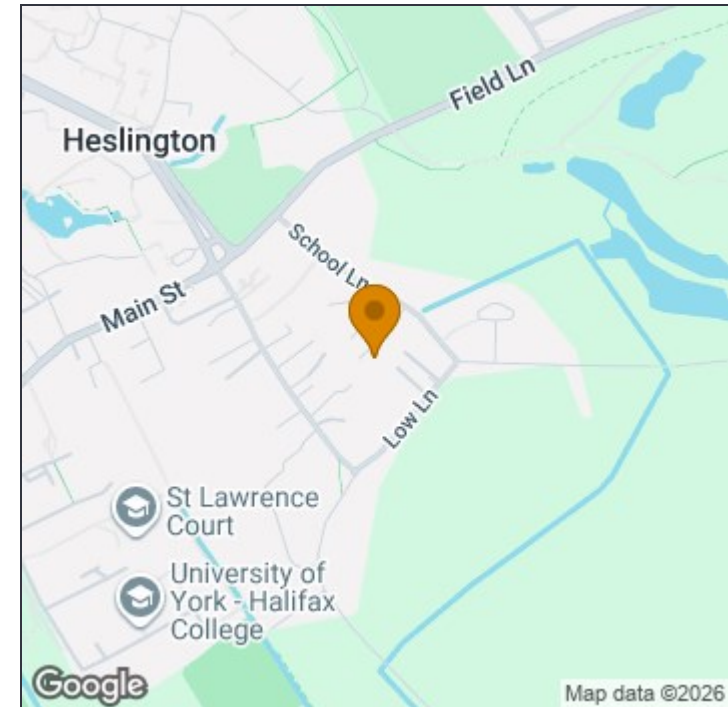
GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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