



**33 THE HORSESHOE, YORK**  
£775,000

**Carter Jonas**



## 33 THE HORSESHOE, YORK, YO24 1LY

The Horseshoe is one of the most desired residential addresses in York; a mature tree lined horseshoe of elegant and classical family homes just off Tadcaster Road.

33 The Horseshoe offers spacious, mainly single storey accommodation with a contemporary extension offering a superb eat in kitchen and two further bedrooms on the first floor.

The accommodation is set around a spacious hallway with two interconnecting reception rooms to the left with stairs leading up to an exceptionally spacious loft space with potential to create further accommodation with the necessary planning consents.

The attractive open plan kitchen/breakfast room offers a delightful space to both cook and eat, with cream painted units and granite work tops complimenting the cream rangemaster oven with induction hob. The dining area has double doors leading to the outdoor patios area, a fantastic space for al fresco dining and summer entertaining.

A useful utility room is located next to the kitchen.

There are two large double bedrooms, a jack and jill WC and family bathroom also located on the ground floor.

Outside, there is a lawned garden to the front of the side of the house offering a great sense of privacy surrounded by large established laurel hedges and a patio area to the rear.

There are few roads in York which offer the balance of calm and convenience, the city being only 2 miles away and the outer ring road just one mile. The area is served by a regular bus service and an excellent range of local shops and services, including a Tesco, several public houses, a doctors, a dentist and speciality stores

**TENURE** Freehold

**COUNCIL TAX BAND** F

**EPC BAND** B

**A FOUR-BEDROOM DETACHED FAMILY HOME OFFERING WELL-PRESENTED ACCOMMODATION SET IN THIS BEAUTIFUL TREE LINED AVENUE, SITUATED JUST OFF TADCASTER ROAD**







Classification L2 - Business Data





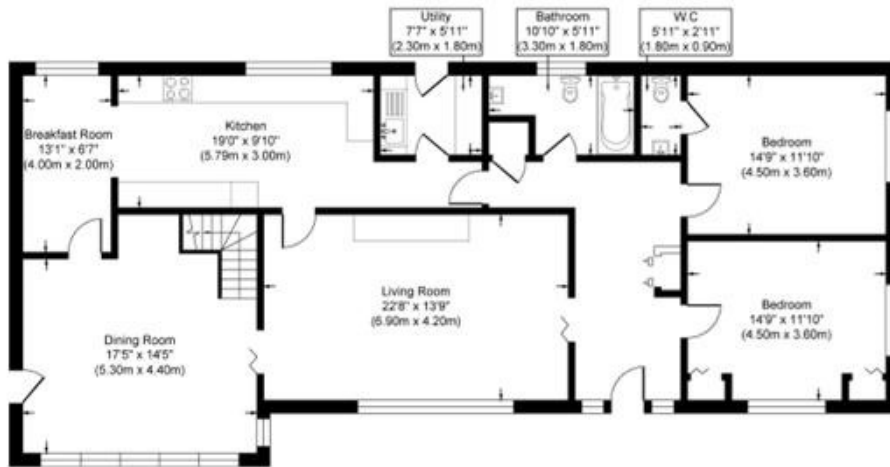
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### 33 The Horseshoe

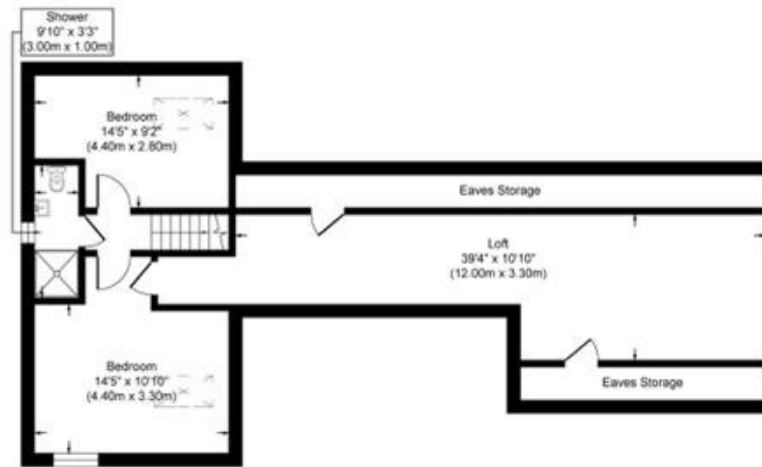
Approximate Gross Internal Floor Area = 219.3 sq m / 2361 sq ft

Ground Floor Area = 150.0 sq m / 1615 sq ft

First Floor Area = 69.3 sq m / 746 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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