

LANCASTER  
SAMMS

14 Landau Close, York

York

Guide Price £550,000





- Four Bedrooms
- En Suite to Master Bedroom
- Study / Home Office
- Ground Floor WC
- Utility Room
- Double Garage
- Ample Off Street Parking
- Popular Location
- Large Plot

Offered to the market only for the second time since it was built in 1995 by Barratt Homes, this well presented, executive, modern four bedroomed, detached property with double garage is located in a cul de sac, on a small development in the popular location of Shipton Road.

A spacious entrance hallway with stairs leads to the principle living accommodation. The sitting room with remarkable natural light is located to the front elevation and to the rear is the dining room with French doors onto the garden. The modern, recently fitted Wren kitchen has matching hi-gloss wall and base units with worktops over. Appliances include BOSCH induction hob, electric oven & combination microwave, dishwasher and fridge freezer. A useful utility room with courtesy door, sink and space for a washing machine & tumble dryer is located from the kitchen, and completing the ground floor accommodation is a WC, and for those who work from home, a wonderful study / office at the front elevation.

#### COUNCIL TAX

City of York Council Tax Band F – £3118.45



To the first floor, the master bedroom enjoys fitted storage and an en-suite shower room. The further three bedrooms (bedroom four with fitted wardrobes) are serviced by the family bathroom with modern white three piece suite. Externally to the front is a large driveway providing off street parking for several vehicles. The separate double garage has two up & over doors, power and vaulted roof for ample storage. The property sits on a large plot and at the rear has lawn, patio areas, flowerbeds and fenced boundaries.

In summary, a superb detached home on a wonderful size plot, in lovely order, in a popular location.

#### LOCATION

Landau Close is a desirable address located in the suburb of Rawcliffe, just under two miles from the city centre. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. Close by is The Clifton Moor Retail and Leisure Park with restaurants, cinema and shopping including a Tesco Extra Supermarket. Very locally are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are also located a few minutes away on foot. Both catchment Primary and Secondary Schools are Ofsted rated 'Good' and the private schools of St Peters and Bootham are within easy access.

#### DIRECTIONS

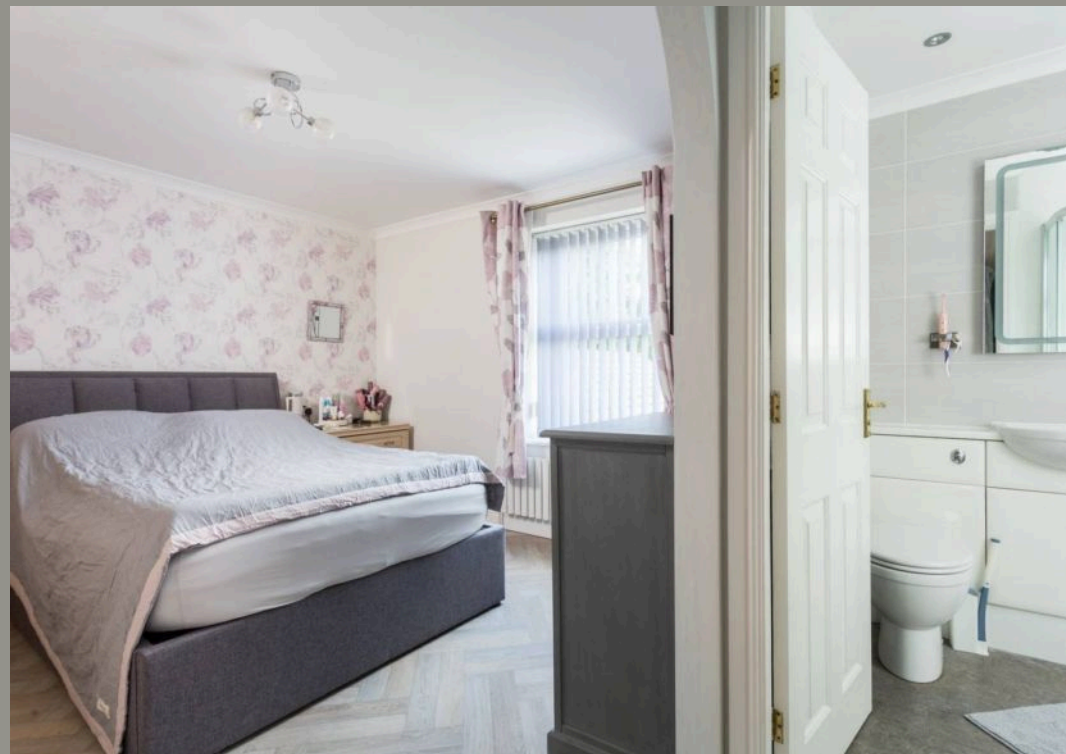
Leaving York City Centre on Bootham, continue to the traffic lights at Clifton Green. Continue straight, past the church and at the second set of lights, continue onto Shipton Road. Continue past York Sports Club and opposite The Dormouse Pub/restaurant, take a turning on your right into Surrey Way, where Landau Close is located on your right hand side.









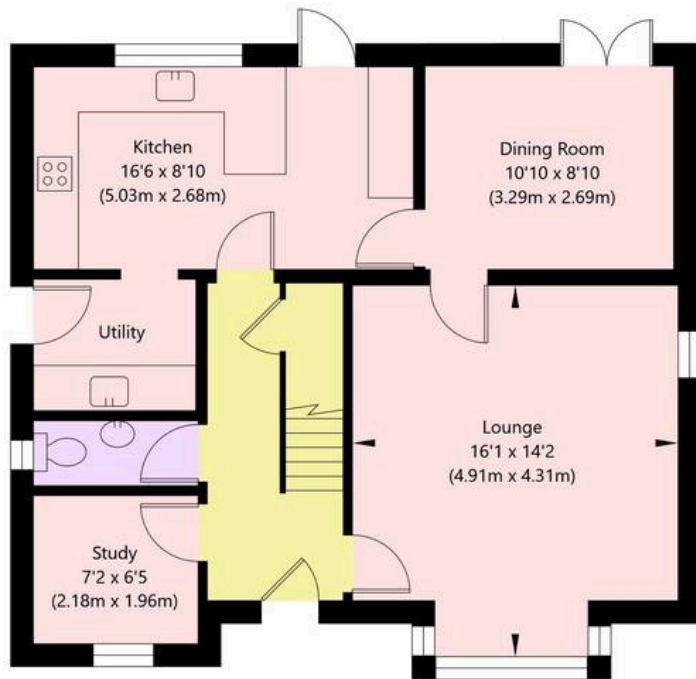




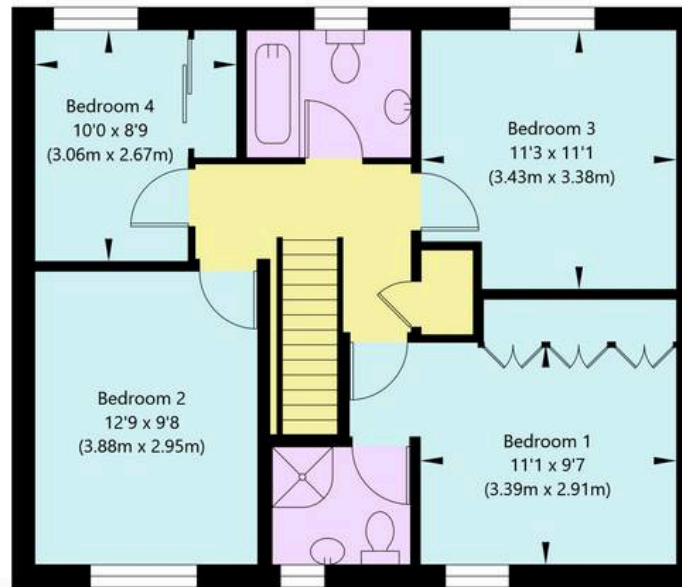




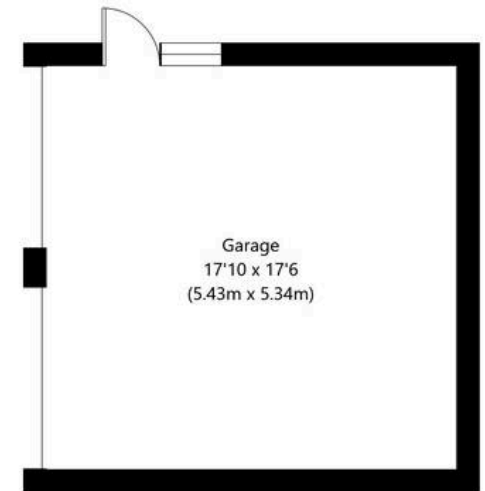
# Landau Close, Shipton Road, York, YO30 5FT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 676 SQ FT / 62.83 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 646 SQ FT / 60.02 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1322 SQ FT / 122.85 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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