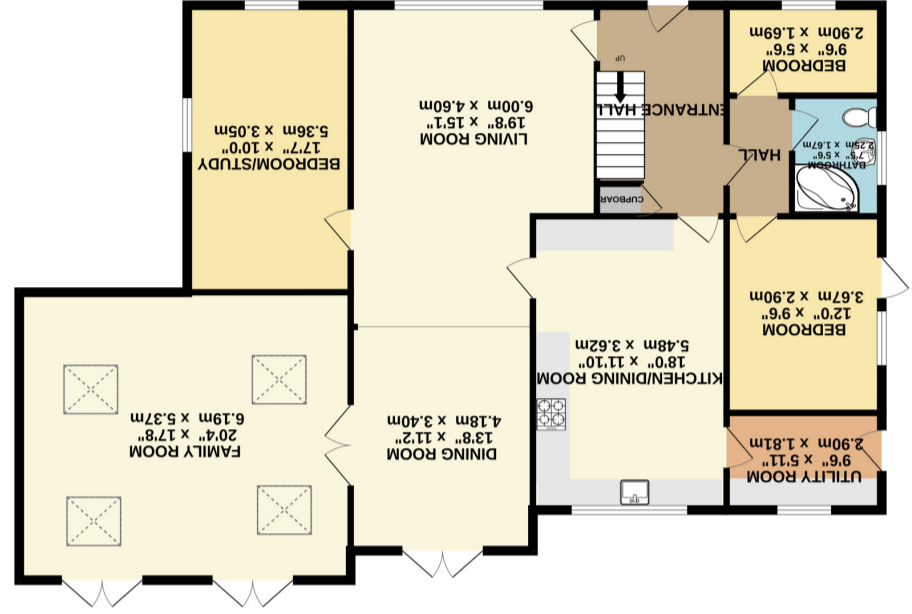


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
1567 sq.ft. (145.6 sq.m.) approx.



1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.

TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.



## 4 Russet Drive, off Meadlands, York YO31 0PD

Redmove are delighted to bring to market this vast detached house with bright and spacious accommodation throughout and is located in the sought after location just off Meadlands. Positioned on an enviable corner plot this wonderful home briefly comprises; entrance hallway, dining kitchen and ground floor bathroom, all of which benefit from underfloor heating. A large living room with log burning stove leading through to the dining area, a bright family room with wooden beams for extra character, utility and three good sized bedrooms, one of which is currently being used as a study. To the first floor is large master bedroom with under eaves cupboards for extra storage and a four piece ensuite bathroom with eaves storage. Two further double bedrooms, one of which has an ensuite shower room with eaves storage.

Situated on a substantial plot, this property boasts a mature south east facing garden including a large lawn with summer house and a patio area, perfect for entertaining. To the front of the property is large gravelled area and a driveway for ample off street parking.

We strongly believe this property deserves to be viewed for you to truly appreciate the size and standard of accommodation on offer.

- Detached House
- 5 / 6 Bedrooms
- Utility
- Dining / Kitchen
- Two Ensuities
- Large Gardens
- Cul de Sac Setting
- Detached Garage
- Desirable Location
- 4 Reception Rooms

Travelling from Stockton Lane from York. Take the right hand turning onto Algarth Road and continuing forward until reaching the T junction with Bad Bargain Lane. Turn right and left onto Meadlands. Russet Drive will be found on the right hand side. The property is located in the cul de sac and can be identified by our For Sale sign.

Appletree Village a popular residential area that is conveniently positioned for access to the A64, A1079 and Stockton Lane. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is close by.

