

## 5 York Lodge, Antrim, BT41 1BH



### PRICE Offers Over £169,950

This is a rare opportunity to acquire a deceptively spacious three bedroom townhouse within this highly sought after and exclusive residential development, ideally located close to Antrim town centre and within easy reach of both bus and train stations—perfect for commuters travelling to Belfast or the North West. Forming part of a charming converted stone building alongside a select development of only a handful of properties, this delightful home exudes character and charm both externally and internally.

The ground floor comprises a generous living room complete with a feature multi-fuel stove, creating a warm and inviting focal point, alongside a fully fitted ‘Shaker’ style kitchen with informal dining area. To the first floor, there are three well-proportioned bedrooms and a luxurious family bathroom featuring a freestanding ‘clawfoot’ bath and separate enclosed shower.

Only upon full internal inspection can the true quality and unique appeal of this superb home be fully appreciated. Early viewing is strongly recommended.

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## FEATURES

- Spacious and welcoming entrance hall with decorative tiled flooring
- Living room 16'6" x 11'11" with feature glass fronted multifuel stove and solid oak flooring
- Kitchen with informal dining area / Full range of 'Shaker' high and low level units
- Integrated 4 ring hob and low level combination electric oven / Space for Fridge Freezer, Washing machine and tumble dryer
- First floor landing with access to partially floored loft with drop down ladder
- Three well proportioned bedrooms
- Luxury four piece family bathroom to include an enclosed shower and free standing 'Clawfoot' bath
- Communal tegula brick yard area to rear / Communal parking
- Gas-Fired central heating / Double glazed Sash windows
- Excellent opportunity for young professionals and first time buyers alike

## ACCOMMODATION

### ENTRANCE HALL

Hardwood door to large welcoming entrance hall with decorative tiled flooring. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Single radiator.

### LOUNGE

**16'6" x 11'11" (5.054 x 3.650)**

Feature fireplace with glass fronted, multifuel stove, brick splashback, granite surround and polished granite hearth. Dual aspect windows. Solid wooden flooring. Double radiator.

### KITCHEN WITH INFORMAL DINING

**16'7" x 11'1" (5.061 x 3.400)**

Full range of grey 'Shaker' style high and low level kitchen units with contrasting work surfaces and complimentary splashback tiling. Display cabinet. Single drainer stainless steel sink unit with chrome mixer tap. Integrated for ring halogen hob with hooded overhead extractor fan, low level combination oven and grill. Space for fridge freezer, washing machine and tumble dryer. Pelmet with low voltage down lighting over sink. Fully tiled floor. Double radiator. PVC double glazed doors to rear.

## FIRST FLOOR LANDING

Spacious and bright landing with access to partially floored loft with pull down ladder. Low voltage downlighting. Dual aspect windows. Single radiator.

## BEDROOM 1

12'3" x 9'4" (3.734 x 2.863)

Single radiator.

## BEDROOM 2

9'6" x 10'9" (2.921 x 3.283)

Integrated bedroom storage with sliding mirror doors. Single radiator.

## BEDROOM 3

12'0" x 6'7" (3.666 x 2.025)

Single radiator.

## FAMILY BATHROOM

11'7" x 6'9" (3.546 x 2.078)

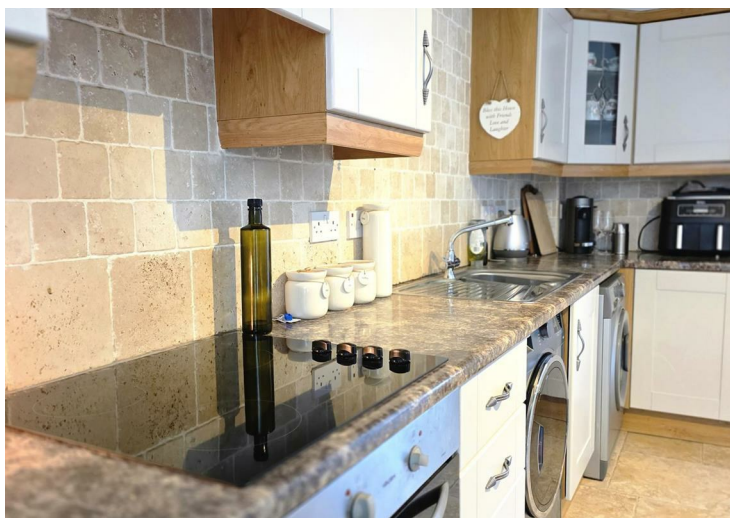
Luxury four piece white suite featuring a freestanding clawfoot bath with feature 'Victorian' style, chrome mixer top and telephone handle shower attachment. A wall to wall enclosed shower with PVC panelled splashback, 'Drench' shower head and partially glazed folding door. Pedestal wash hand basin with chrome 'Victorian' style mixer tap and tiled splashback. Low flush push button WC. Linen cupboard with shelving and single radiator. Low voltage downlighting. Extractor fan. Double radiator to bathroom.

## OUTSIDE

To the front a cast iron gate to Fully enclosed front garden with mature hedging shrubbery borders. Neat lawns. Mixed stone pathway leading to front door. Communal bin enclosure. Communal tarmac parking.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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