



## Farndale Avenue, York, YO10 3PF

- Beautifully Presented Throughout
- Three Well Proportioned Bedrooms
- Popular Residential Location
- Spacious Kitchen Diner
- Driveway And Garage
- Council Tax Band C

**£375,000**



# Farndale Avenue, York, YO10 3PF

## DESCRIPTION

A beautifully presented three-bedroom semi-detached home in a popular residential area close to well-regarded schools, local amenities and excellent transport links for York city centre and the A64. Thoughtfully updated and maintained, this spacious property is ideal for families and professional couples.

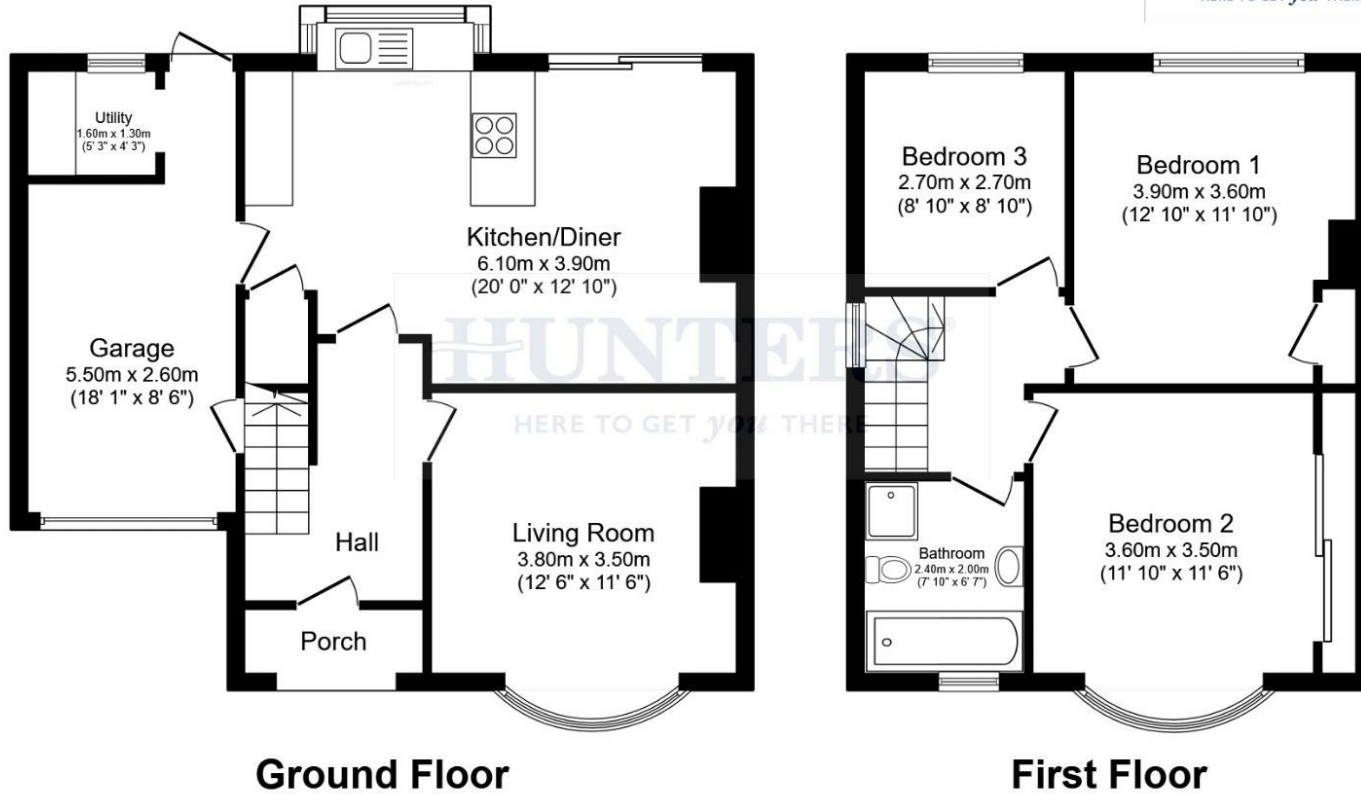
The ground floor features an entrance hallway leading to a bright and spacious living room with a stylish fireplace and an attractive bay window allowing plenty of natural light. To the rear is an impressive open-plan kitchen diner, fitted with modern units and offering generous space for dining and entertaining, with large sliding doors opening onto the rear garden. A useful utility area provides additional storage and practicality.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a further single, all presented to a high standard. The contemporary house bathroom has been stylishly updated and includes a bath, separate shower cubicle, WC and wash hand basin.

Externally, the property benefits from driveway parking leading to an attached garage. The enclosed rear garden is well maintained, mainly laid to lawn with a decked seating area — ideal for outdoor dining and entertaining.







**Ground Floor**

**First Floor**

Total floor area 109.9 m<sup>2</sup> (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

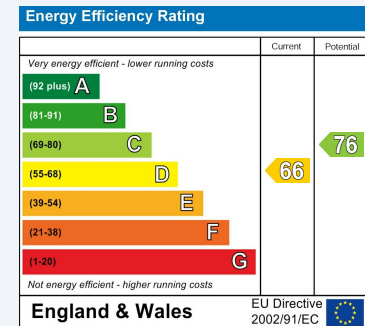
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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