



Cranbrook Road, York, YO26 5JQ

- Beautifully Presented Throughout
- Three Bedroom Semi-Detached
- Off-Street Parking & Garage
- Extended Kitchen/Diner
- Attractive Rear Garden
- Council Tax Band C

£400,000



Cranbrook Road, York, YO26 5JQ

DESCRIPTION

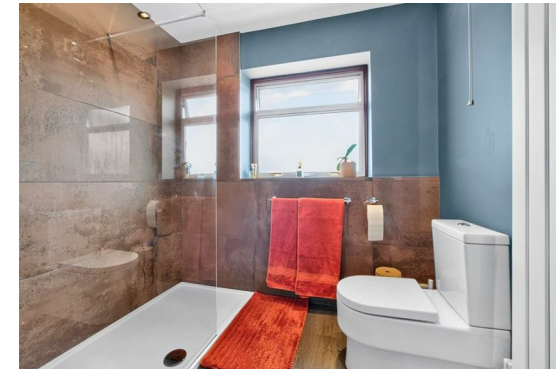
A beautifully presented three-bedroom semi-detached home, offering generous and well-planned accommodation with a superb extended kitchen/diner and attractive gardens.

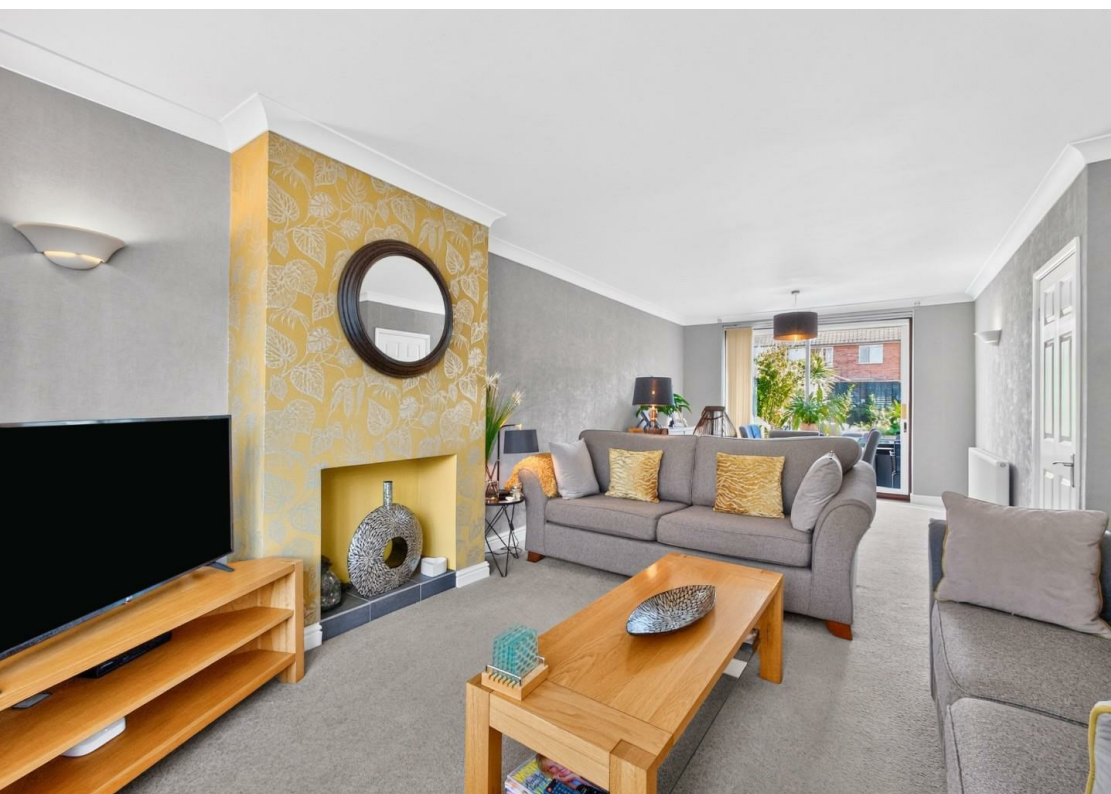
The property is entered via a porch into a welcoming hallway with a useful ground-floor W.C. The bright living room sits to the front and features a bay window, while to the rear is a separate dining room with doors opening onto the garden. A particular highlight is the impressive extended kitchen/diner, providing an excellent space for everyday family life and entertaining. Flooded with natural light from multiple rooflights, the room includes a central island, ample dining space and doors leading directly outside. An integral garage offers valuable additional storage.

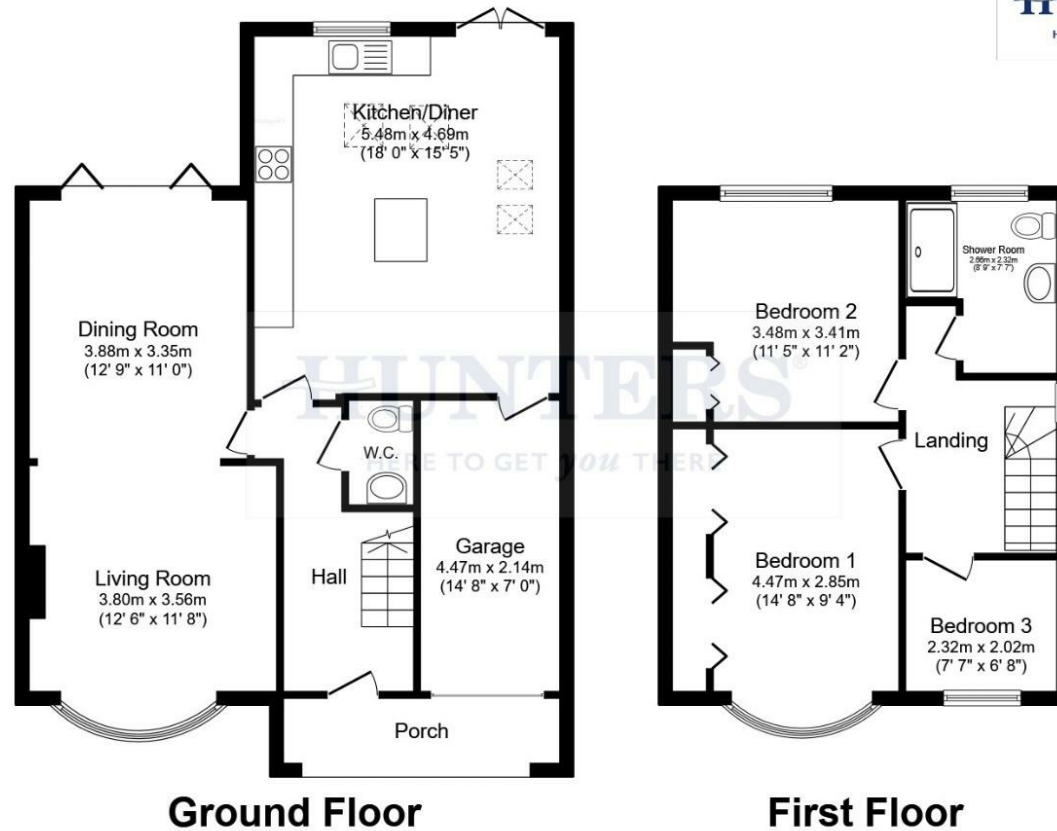
To the first floor are three bedrooms, with the two larger rooms offering notably generous proportions, along with a modern shower room.

Externally, the property benefits from off-street parking and an attractive established front garden. The rear garden is well-maintained and thoughtfully arranged with lawned and seating areas, creating an ideal space for relaxing and entertaining.

A stylish and spacious home that has clearly been well cared for, with the extended kitchen/diner significantly enhancing the versatility of the accommodation.







Total floor area 119.7 m² (1,289 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

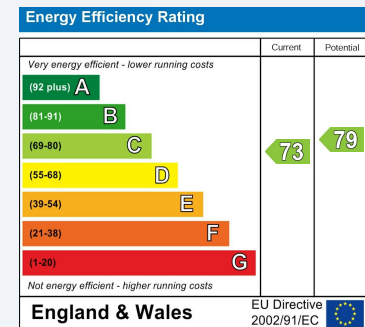
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.