



Howe Hill Close, York, YO26 4SN

- Three Bedrooms
- No Onward Chain
- Quiet Cul-De-Sac
- Semi-Detached Home
- Garage & Off-Street Parking
- Council Tax Band C

£325,000



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DESCRIPTION

This beautifully maintained three-bedroom semi-detached home is situated in a quiet cul-de-sac, just 1.5 miles from York station and the city's historic centre. Offering a practical layout and stylish finishes, the property features Karndean flooring throughout the ground floor, adding durability and a modern touch.

Howe Hill Close in York is conveniently located near Acomb Front Street, offering easy access to local amenities and is well-placed for reaching the city centre and train station

The accommodation includes an enclosed porch leading into a welcoming entrance hall. The sitting room flows through to the dining room, which in turn opens into a bright conservatory - an ideal space for relaxing or entertaining. The kitchen is well-appointed, with ample storage and workspace, complemented by a generous utility room providing additional functionality.

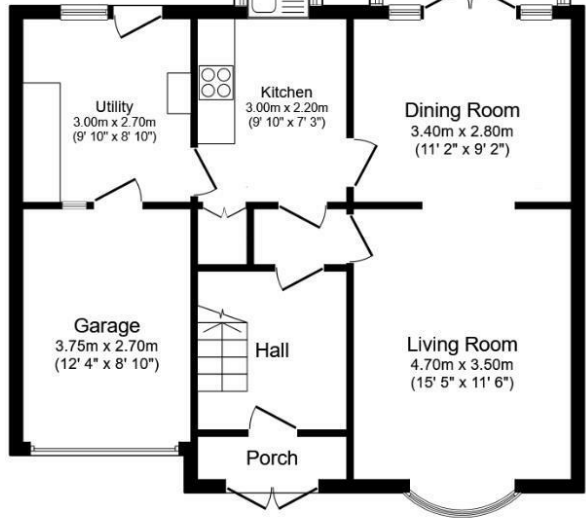
Upstairs, the landing connects to three well-proportioned bedrooms. There is a separate WC alongside a family bathroom.

Outside, the rear garden is fully enclosed and thoughtfully landscaped, featuring a spacious Indian sandstone patio - perfect for outdoor dining. The lawn is bordered by mature flowers and shrubs, and a timber storage shed offers additional versatility. At the front, a neatly block-paved driveway offers plenty of off-street parking and leads to a garage with newly fitted doors.

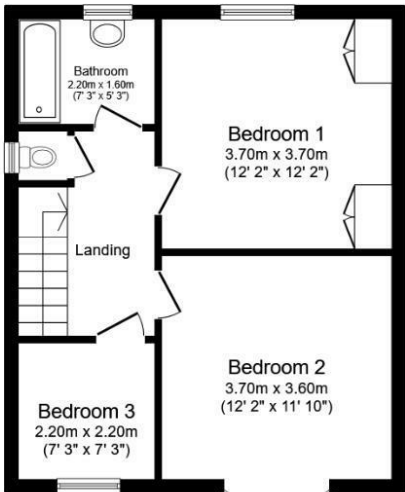
The property further benefits from being offered with no onward chain.







Floor area 74.2 sq.m. (799 sq.ft.)



Floor area 45.1 sq.m. (485 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	8
England & Wales		EU Directive 2002/91/EC	

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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