



## Eason Road, York, YO24 2HZ

- Extended Semi
- Out Buildings
- Convenient Access to A64
- Large Plot
- Converted Garage
- Council Tax Band B

**£350,000**



# Eason Road, York, YO24 2HZ

## DESCRIPTION

An extended, two bedroom property sitting on a generous corner plot in a popular residential location.

Upon entering the property there is a porch leading through to an entrance hall with stairs to the first floor. The living room is to the front of the property and has a bay window filling the room with natural light.

The kitchen is towards the rear of the property with its range of base and wall units, integral oven, central island with breakfast bar and space and plumbing for free standing appliances.

Beyond the kitchen is a porch leading to the converted garage which has been split into two rooms.

To the first floor there are two bedrooms, each with fitted wardrobes and the main with bay window to the front elevation. There is also the family bathroom with sink, W.C and bath with shower over. Stairs from the second bedroom lead to the converted loft space with velux window.

Externally the property sits on a large corner plot and has a variety of out buildings and a lawned rear garden, there is also a driveway to the front providing off street parking.







**Ground Floor**  
Floor area 70.8 sq.m. (762 sq.ft.)

**First Floor**  
Floor area 33.0 sq.m. (355 sq.ft.)

**Second Floor**  
Floor area 0.0 sq.m. (0 sq.ft.)

**Outbuilding**  
Floor area 26.1 sq.m. (281 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

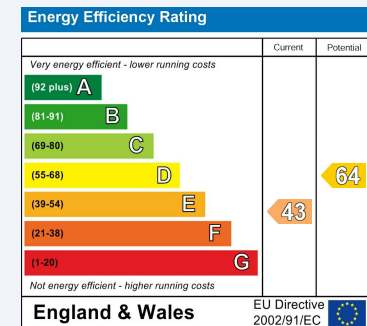
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.



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