



Dennison Street, York

- Three/Four Bedroom House
- No Onward Chain
- Views of the River Foss
- Parking and Garden
- EPC Rating C
- Spacious Modern Townhouse
- Less Than Half A Mile to York City Centre
- Two En-Suite Bedrooms
- Council Tax Band E

£475,000

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Dennison Street, York

DESCRIPTION

Offered with no onward chain, this fantastic four-bedroom townhouse located less than half a mile from York City Centre. This exclusive development was built in 2010 and features exquisite views over the River Foss.

This modern town house boasts approximately 1600 sq. ft. of versatile and well-presented internal living space and is arranged over three floors.

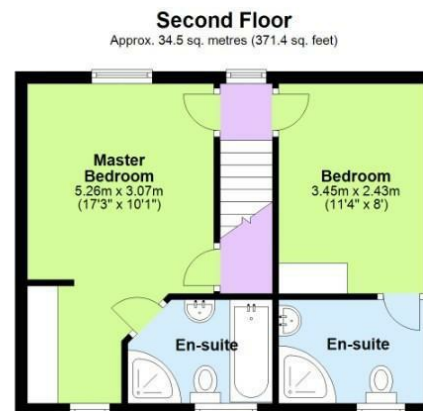
The accommodation briefly comprises an entrance hall with W.C., dining room with French doors, rear terrace, fitted kitchen and under stairs storage cupboard. To the first-floor galleried landing is a spacious lounge with attractive fireplace and French doors opening to a balcony with stunning river views, a bedroom with fitted wardrobes and a slightly smaller bedroom/study with Juliet balcony and a three-piece house bathroom.

The second floor leads to the primary bedroom with dressing area, fitted wardrobes and ensuite four-piece bathroom. A fourth bedroom with fitted wardrobes and ensuite shower room completes this superb family home.

Externally there is a private driveway offering parking and an integral garage, an enclosed front garden and a timber garden shed. To the rear is secure, gated access to the river Foss towpath and a private enclosed courtyard garden.







Total area: approx. 150.7 sq. metres (1621.9 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

45 Dennison Street

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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