



Broadway, York, YO10 4JY

- Sought After Location
- Garage
- Living Kitchen Diner
- Fulford School Catchment
- Ground Floor W.C
- Council Tax Band C

£395,000



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DESCRIPTION

A well-presented, three bedroom, semi-detached home in a sought after residential location with excellent schools and local amenities.

The property is accessed via a side entrance leading to a hallway with ground floor W.C and stairs to the first floor.

The first reception room is found to the front of the property and is filled with natural light through a large bay window and a further window to the side elevation. There is also a feature fireplace creating a focal point to the room.

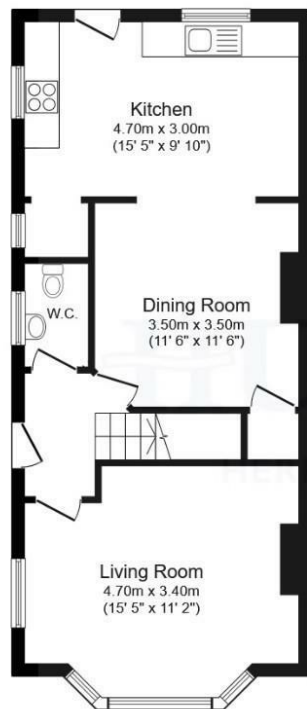
To the rear you have a further living space, with log burner, which opens to the kitchen diner at the rear. This whole area offers versatile living with various configurations possible. The kitchen has a range of base and wall units with integrated oven, gas hob and dishwasher - additionally there is also space and plumbing for free standing appliances. An external door leads to the rear garden.

To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a lawned front garden with mature borders and a driveway for off street parking. There is access down the side of the property to a detached garage and the rear garden, mainly laid to lawn with patio seating area and timber summerhouse.

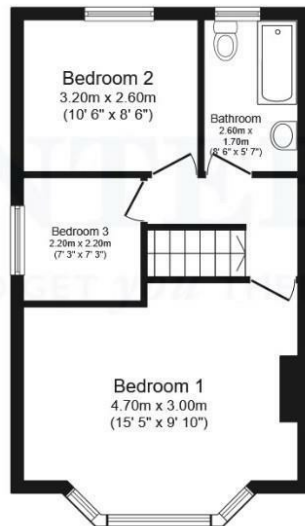






Ground Floor

Floor area 53.2 sq.m. (572 sq.ft.)



First Floor

Floor area 38.6 sq.m. (415 sq.ft.)



Garage

Floor area 11.3 sq.m. (121 sq.ft.)

Total floor area: 103.0 sq.m. (1,109 sq.ft.)

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Viewings

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

Valuations

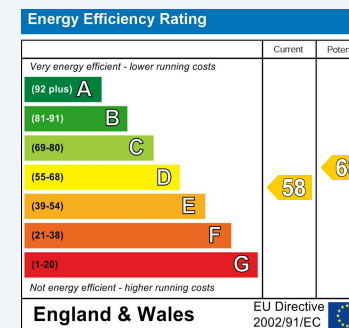
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

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.



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