



## Etty Avenue, , York, YO10 3TL

- Close To Local Amenities
- Off Street Parking
- Excellent Public Transport Links

- End Terrace
- Ground Floor W.C

**£230,000**





# Etty Avenue, , York, YO10 3TL

## DESCRIPTION

A three bedroom family home offering convenient access to the city centre and a variety of local amenities.

Upon entering the property there is an entrance hall with stairs leading to the first floor. The living room is to the front of the property and has two windows filling the room with natural light.

The kitchen has a range of base and wall units with space and plumbing for free standing appliances. From the kitchen there is a rear hallway with ground floor W.C, useful storage cupboard and access to the sun room.

To the first floor there are three bedrooms and the shower room with sink, W.C and accessible shower.

Externally there is a driveway to the front providing off street parking for multiple vehicles. Gated access to the side leads to rear garden which is laid to lawn with patio seating area and brick built store.

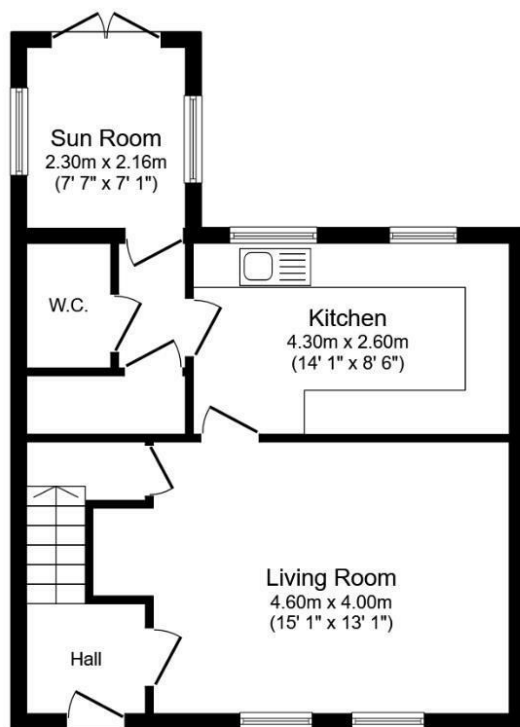
\*Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





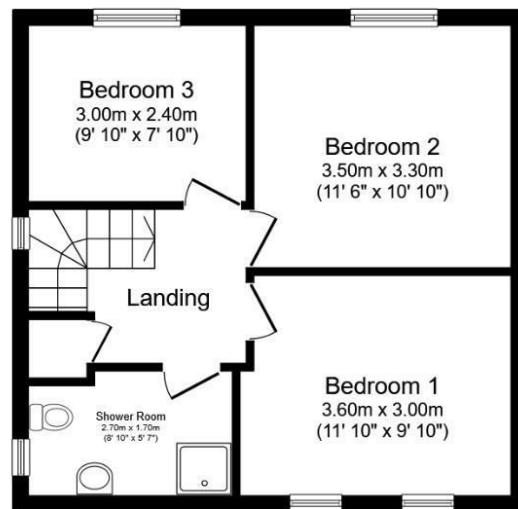






**Ground Floor**

Floor area 47.8 sq.m. (514 sq.ft.)



**First Floor**

Floor area 42.0 sq.m. (452 sq.ft.)

**Total floor area: 89.8 sq.m. (966 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](http://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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.