



## Prestwick Court, York, YO26 5RS

- Garage
- Kitchen Diner
- Low Maintenance Garden
- No Onward Chain
- Close To Local Amenities
- Council Tax Band C

**£275,000**





# Prestwick Court, York, YO26 5RS

## DESCRIPTION

A three bedroom, semi detached home in a popular residential location offering convenient access to local amenities as well as York's outer ring road.

Upon entering the property there is a porch leading through to the spacious living room with a window to the front elevation, feature fireplace and stairs leading to the first floor.

The kitchen diner is to the rear of the property and features a range of base and wall units with space and plumbing for free standing appliances, there is space for a dining table and chairs and an external door leads to the rear garden.

To the first floor there are three bedrooms, the main with fitted wardrobes. The bathroom completes the internal accommodation with sink, W.C and bath with shower over.

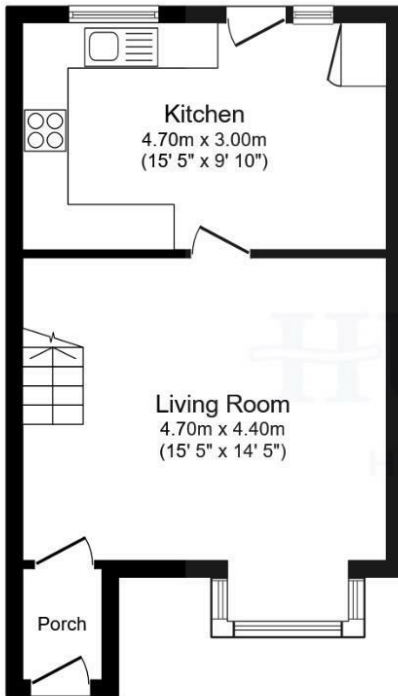
Externally the property has a front garden with driveway to the side leading to the garage at the rear. There is a low maintenance, paved rear garden with side access to the garage as well.





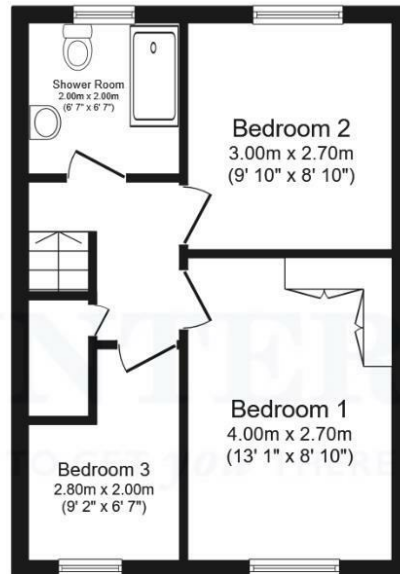






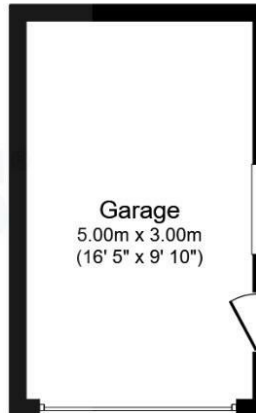
### Ground Floor

Floor area 37.0 sq.m. (399 sq.ft.)



### First Floor

Floor area 34.1 sq.m. (367 sq.ft.)



### Garage

Floor area 15.0 sq.m. (161 sq.ft.)

Total floor area: 86.1 sq.m. (927 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

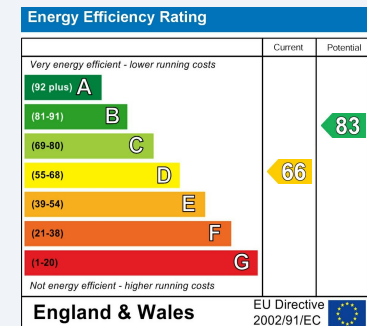
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.