



## Hazel Garth, , York, YO31 1HR

- Generous Plot
- Spacious Lounge
- Well Maintained
- Two Detached Garages
- Kitchen Diner
- Council Tax Band C

**£300,000**





# Hazel Garth, , York, YO31 1HR

## DESCRIPTION

A well-maintained, two bedroom home on a generous plot in a hugely popular residential location to the East of York.

Upon entering the property there is an entrance hall with stairs leading to the first floor.

The bright and airy living room runs the length of the property and has a bay window to the front and French doors to the rear.

There is an inner hallway giving access to the rest of the ground floor.

The kitchen diner has a range of base and wall units, integrated oven with hob and extractor as well as space for free standing appliances.

The ground floor is completed by a shower room and separate toilet.

To the first floor there are two bedrooms each with eaves storage and one with fitted furniture.

The property sits at the end of a cul-de-sac on a large corner plot. there is a paved driveway to the front and leading to the side of the property to two detached garages. Lawned gardens wrap around the side and rear of the property and there is a patio seating area.

\*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.





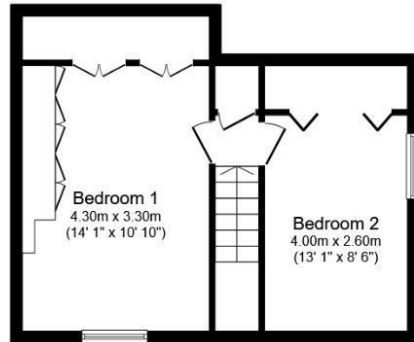






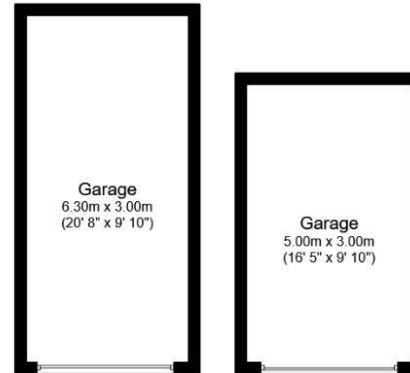
**Ground Floor**

Floor area 52.2 sq.m. (562 sq.ft.)



**First Floor**

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



**Garage**

Floor area 33.7 sq.m. (362 sq.ft.)

Total floor area: 120.0 sq.m. (1,292 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**

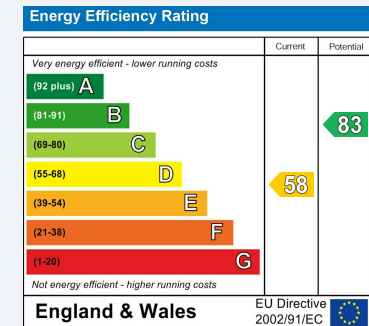
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

