



## Galtres Avenue, York, YO31 1JU

- Sought After Location
- Well Maintained
- Kitchen Diner
- Extended
- Utility and Ground Floor W.C
- Garage

£450,000

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# Galtres Avenue, York, YO31 1JU

## DESCRIPTION

A carefully maintained and extended four-bedroom semi-detached family home located in a popular residential area just north-east of York city centre, the property offers spacious and practical accommodation over three floors, making it ideal for family living and is ready to move into.

The ground floor includes an entrance porch opening into the welcoming hallway which leads into a versatile utility room and a tastefully decorated guest W.C.

The first reception room is a bright bay-fronted lounge filled with natural light, where the charming coal-effect gas fire is the centrepiece. A second comfortable sitting-room with log-effect electric fire, leads into the open plan kitchen-diner through glazed double doors. The kitchen is well equipped with integrated appliances and ample worktop space. Patio doors lead you out into the private rear garden onto a sheltered, block paved patio. The second sitting-room together with the kitchen-diner make a wonderful space for entertaining.

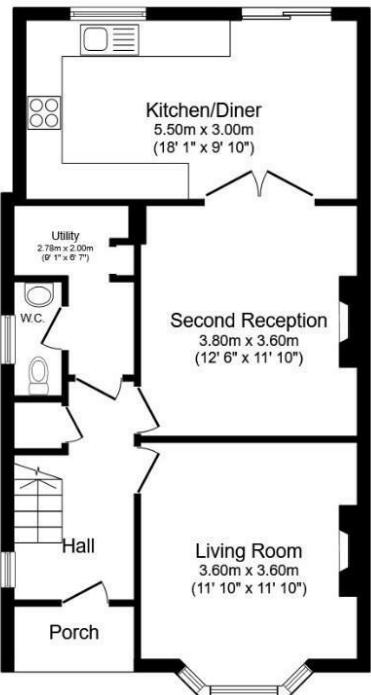
On the first floor, there is a family bathroom along with two ample double bedrooms and a box bedroom which is currently used as an office. The second floor has been expertly converted to provide a further spacious, double bedroom.

Outside, to the rear, the property benefits from an attractive mature garden which is completely enclosed. It is an ideal space for Summertime family gatherings. To the front there is an ample driveway which ensures a safe off-street parking space for the family vehicles. The driveway leads to a good sized brick built garage.

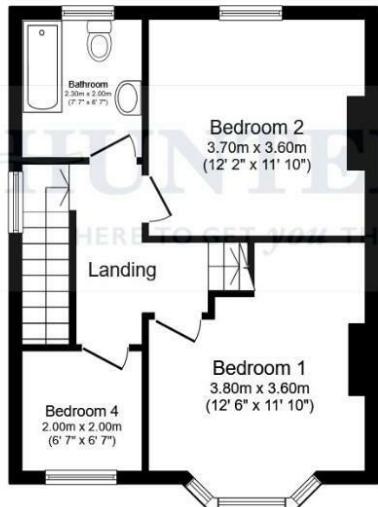
Galtres Avenue is very well placed for access to local schools, has efficient transport links in and out of the city centre and is just a few minutes drive from the Monks Cross and York Vangarde retail parks as well as the Outer Ring Road and the A64.







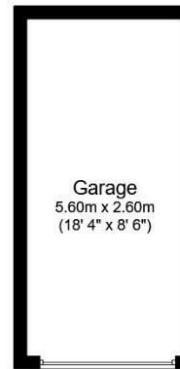
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 131.4 sq.m. (1,414 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### Viewings

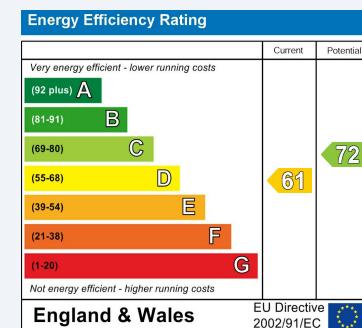
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.