

## Harden Way, , York, YO19 4AW

- No Onward Chain
- Off Street Parking & Garage
- Garden
- Beautifully Presented
- Ground Floor W.C
- Council Tax Band D

**£300,000**



# Harden Way, , York, YO19 4AW

## DESCRIPTION

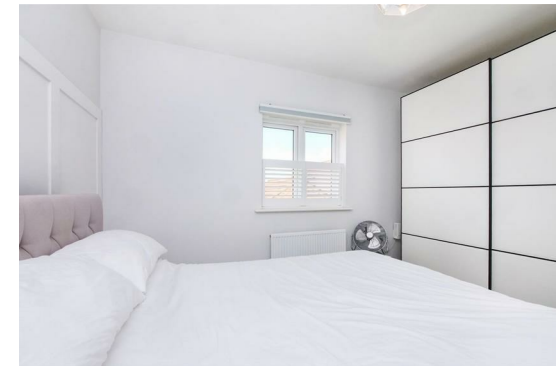
A beautifully presented, modern, two bedroom semi detached home on a desirable corner plot in the hugely popular Germany Beck development.

Upon entering the property there is a hallway leading through to the living room with a window to the front elevation and useful downstairs storage cupboard.

Beyond the living room is an inner hallway with ground floor W.C and then in turn there is the fitted kitchen with its range of base and wall units and integrated appliances. There is also space for a dining table and chairs with patio doors leading out to the rear garden.

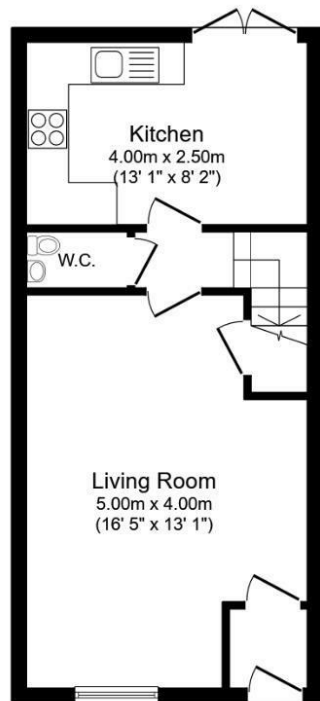
To the first floor there are two double bedrooms and a modern, tiled bathroom with sink, W.C and bath with shower over. Above, the loft space has been recently boarded with ladder installation.

Externally there is a small lawned front garden with large roofed storage shed with power outlets and lights. To the rear is a walled garden, mainly laid to lawn with patio seating area and a large store. Beyond the garden is a driveway providing off street parking for two cars and leading to the single garage with power and light.

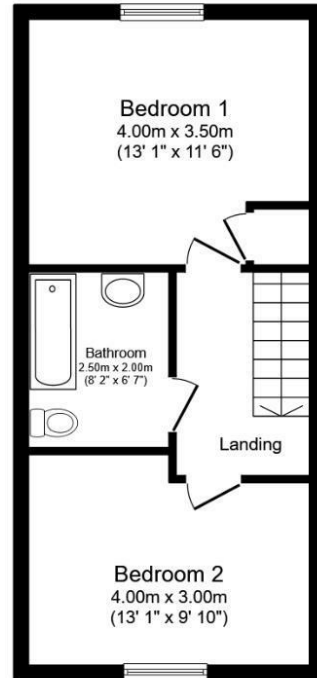




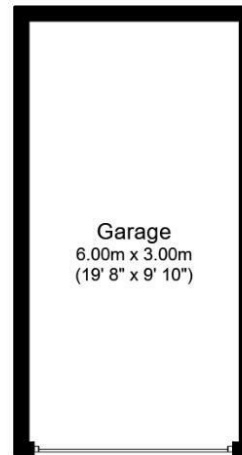




**Ground Floor**  
Floor area 36.8 sq.m. (396 sq.ft.)



**First Floor**  
Floor area 36.8 sq.m. (396 sq.ft.)



**Garage**  
Floor area 18.0 sq.m. (194 sq.ft.)

**Total floor area: 91.6 sq.m. (986 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

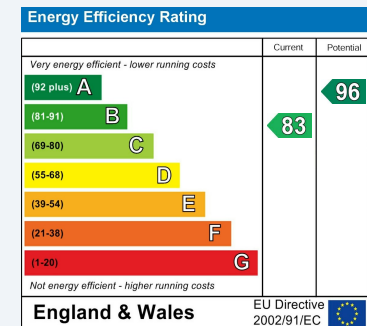
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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