



## Starkey Crescent, York, North Yorkshire, YO31 0SX

- No Onward Chain
- Driveway
- Close To Local Amenities
- Well Presented
- Conservatory
- Council Tax Band B

**Offers Over £260,000**





# Starkey Crescent, York, North Yorkshire, YO31 0SX

## DESCRIPTION

A well-presented, three bedroom home in a popular residential location with convenient access to the city centre as well as local amenities.

Upon entering the property there is an entrance hall with stairs to the first floor. the living room is to the front of the property and a bay window fills the room with natural light.

To the rear is the kitchen diner with a range of base and wall units, integrated oven and space and plumbing for free standing appliances. Beyond the kitchen is the conservatory with a door leading to the rear garden.

To the first floor there are two bedrooms, each with built in cupboard, the family bathroom has a sink, W.C and bath with shower over.

The second floor has been converted to create a third bedroom with velux window and eaves storage.

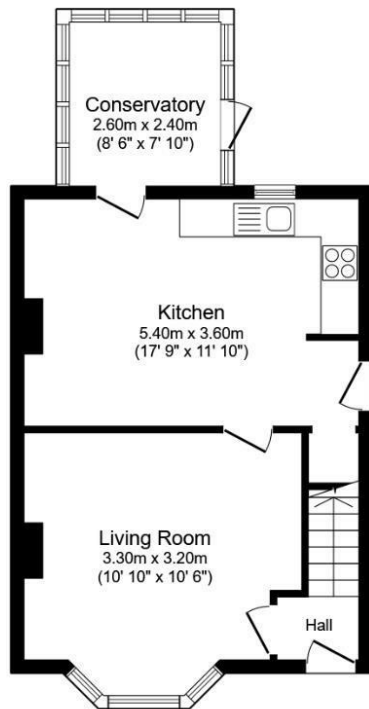
Externally there is a driveway to the front providing off street parking for multiple vehicles. Gated side access leads to the rear garden which is mainly laid to lawn with a patio seating area and brick built store.





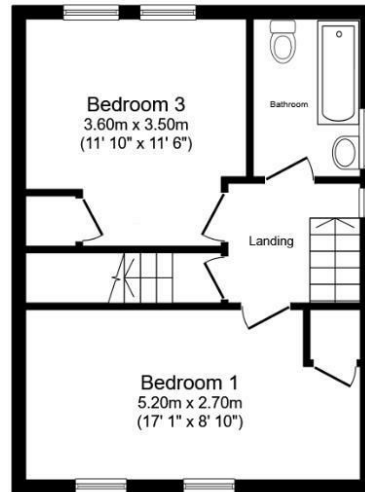






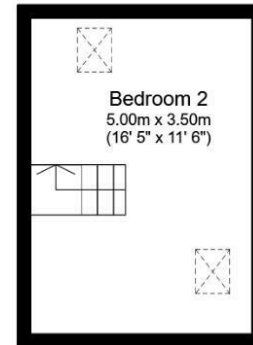
**Ground Floor**

Floor area 46.4 sq.m. (500 sq.ft.)



**First Floor**

Floor area 38.7 sq.m. (416 sq.ft.)



**Second Floor**

Floor area 17.5 sq.m. (188 sq.ft.)

**Total floor area: 102.6 sq.m. (1,105 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.