



## Granville Terrace, York, YO10 3DY

- Three Bedrooms
- No Onward Chain
- Good Local Amenities
- Convenient Access To City Centre
- Kitchen Diner
- Council Tax Band B

**£260,000**





# Granville Terrace, York, YO10 3DY

## DESCRIPTION

A recently refurbished three bedroom terrace house in a popular residential location to the east of York offering convenient access to both the city centre and the University of York.

Upon entering the property there is an entrance hall with stairs leading to the first floor. The kitchen diner is to the rear of the property, newly installed within the last year and has a range of base and wall units with space and plumbing for free standing appliances as well as a dining table and chairs.

From the kitchen, to the front of the property you have the living room and to the rear is the family bathroom with sink, W.C and bath with shower over.

The first floor has been reconfigured to create three bedrooms and fully redecorated throughout within the past year.

Externally, the gutters and fascia have been replaced within the past year and there is a rear courtyard.











Total floor area: 67.9 sq.m. (731 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

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