



Tilmire Close, York, YO10 4NG

- Quiet Cul-De-Sac Position In Highly Sought-After Fulford
- Four Bedrooms With Scope To Reconfigure Or Extend (STC)
- Private South-East Facing Rear Garden
- Council Tax Band C
- Close Proximity To Outstanding-Rated Fulford School
- Front Driveway And Attached Garage
- No Onward Chain

£350,000

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DESCRIPTION

Tucked away in a quiet cul-de-sac on Tilmire Close, this four bedroom semi-detached home presents an excellent opportunity for full renovation in one of York's most desirable residential areas.

The ground floor offers a generous 19ft living room, a spacious kitchen leading through to a conservatory, and an attached garage. The layout provides superb scope for reconfiguration or extension (subject to consents), making it ideal for buyers looking to create a home tailored to their needs. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

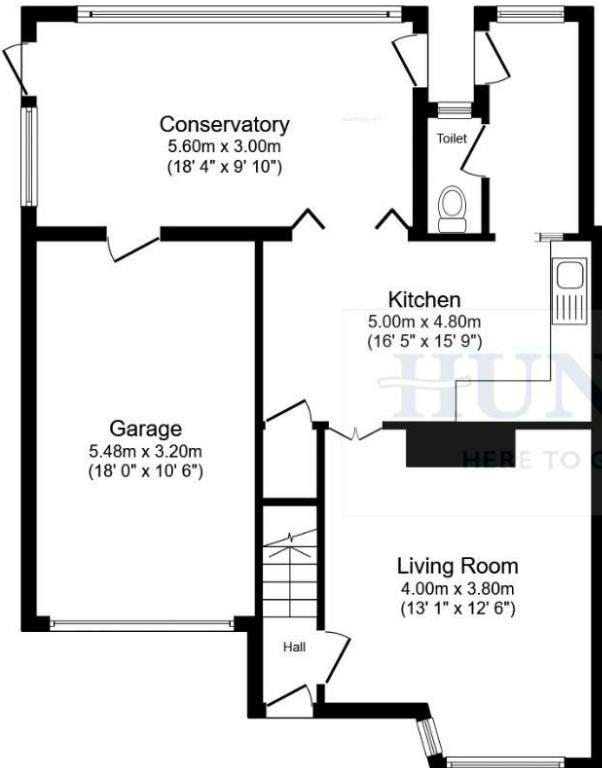
Externally, the property benefits from a front driveway and a private south-east facing rear garden, enjoying morning and early afternoon sun.

Families will particularly appreciate the location, with the property sitting within close proximity of the Outstanding-rated Fulford School, as well as excellent local amenities and strong transport links into the city centre.

The property is offered with no onward chain, and early viewing is advised.







Ground Floor



First Floor

Total floor area 126.8 sq.m. (1,365 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

Viewings

Please contact 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		84
(81-91)	B		64
(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.