



## Burton Green, York, YO30 6JZ

- Well Presented Three-Bedroom Home
- Modern Open-Plan Kitchen/Diner
- No Onward Chain
- Council Tax Band B
- Local Amenities and Excellent Transport Links
- Beautiful Landscaped Garden,
- Summer House/Garden Office

**Offers Over £290,000**



# Burton Green, , York, YO30 6JZ

## DESCRIPTION

A well-presented three-bedroom home situated in the highly sought-after Clifton area of York, offering convenient access to local amenities and excellent transport links. Available to purchase with no onward chain.

The property features a bright and inviting bay-fronted living room to the front, a modern kitchen/diner to the rear providing a fantastic open-plan living/dining space. A useful downstairs WC completes the ground floor.

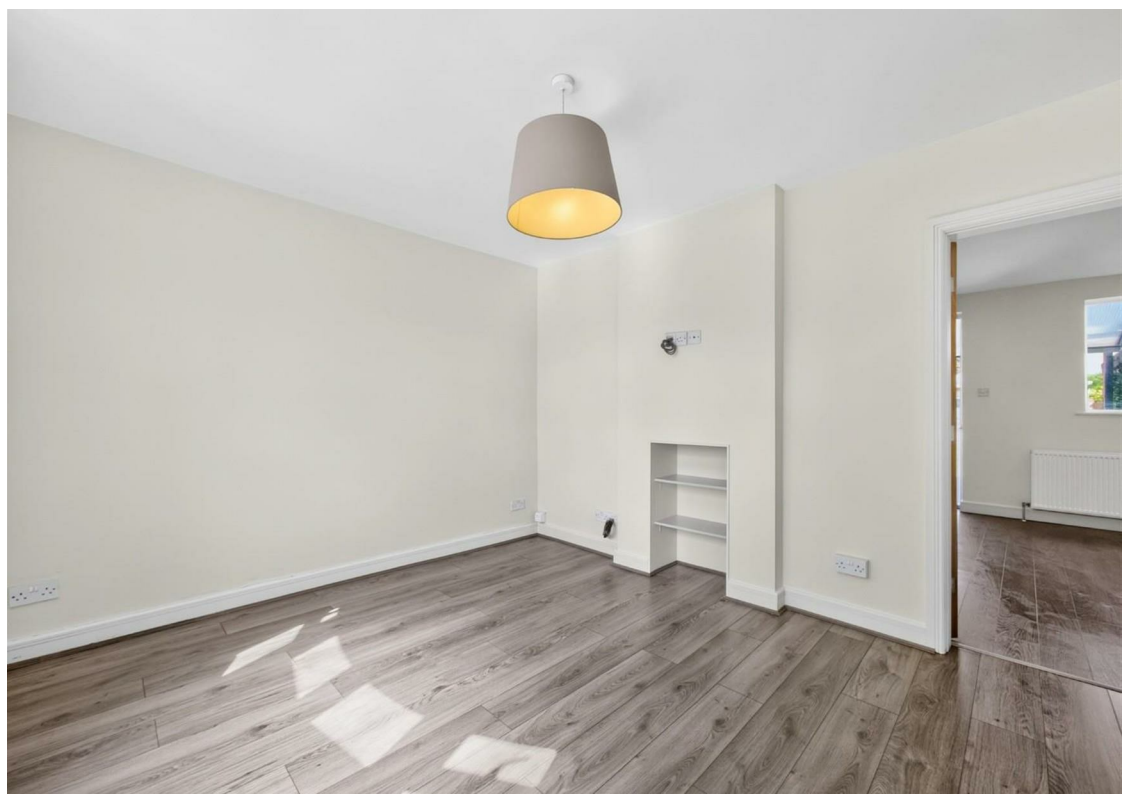
Upstairs, there are three well-proportioned bedrooms along with a spacious four-piece family bathroom, finished to a good standard.

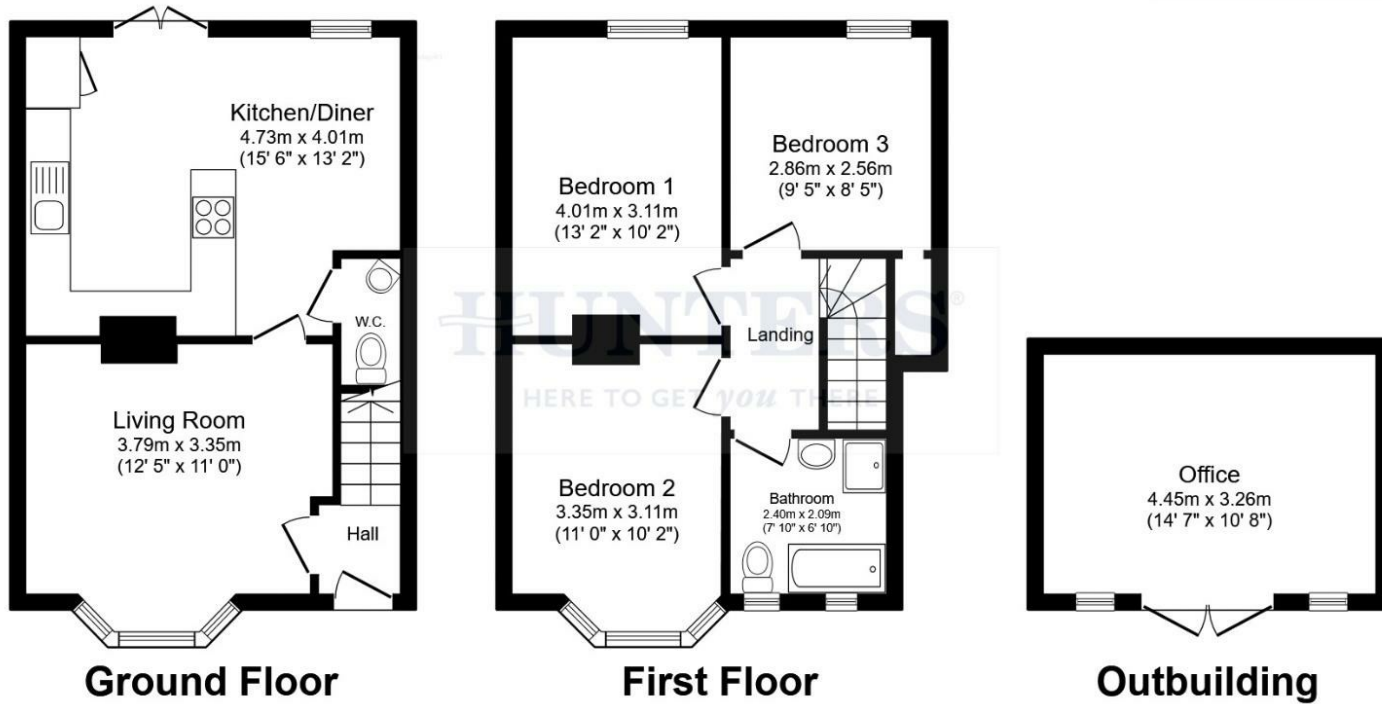
Externally, the home boasts a beautifully landscaped rear garden, ideal for outdoor enjoyment, complete with a substantial summer house offering versatile additional space – perfect for a home office, gym, or leisure use.

The property is in good condition throughout and is ideally located close to Burton Green Primary School, with a range of local shops and amenities nearby. Clifton Moor Retail Park is easily accessible, and York city centre lies approximately 2 miles away.

An excellent opportunity for families, first-time buyers, or those looking for a well-located home in a popular residential area.







Total floor area 93.1 m<sup>2</sup> (1,003 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 propertybox.io

### Viewings

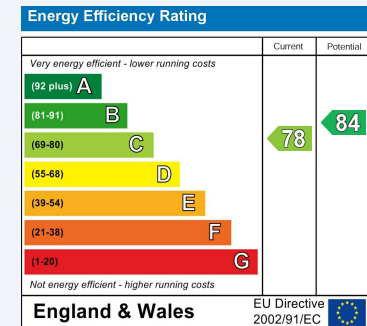
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.