



## Minchin Close, York, YO30 5GL

- Semi-Detached House
- Driveway Parking For Two Cars
- No Onward Chain
- Quiet Cul-De-Sac Location
- Open Plan Kitchen / Dining Space
- Council Tax Band C

Offers Over £300,000

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## DESCRIPTION

Offered with no onward chain, this well-presented semi-detached home is quietly positioned on a cul-de-sac within the popular residential area of Clifton Moor.

The location offers excellent convenience, with a wide range of shops, supermarkets and eateries available at nearby Clifton Moor, while also providing straightforward access into York city centre, the ring road and wider transport links.

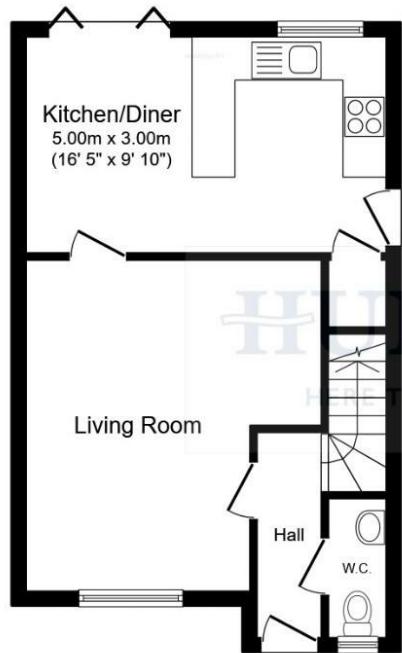
The house is arranged over two floors and offers practical, well-balanced living space. A welcoming entrance hall with WC leads into a comfortable living room, while to the rear a bright kitchen/dining room opens onto the garden through double doors. The kitchen features classic shaker-style cabinetry with generous storage, integrated oven and hob, and a useful under-stairs cupboard currently used as a pantry and a side door provides direct access to the driveway.

Upstairs, the property offers a modern family bathroom with shower over bath, a spacious master bedroom, a further double bedroom, and a single bedroom with a large built-in storage cupboard. The loft is fully boarded, providing valuable additional storage for the tenant.

Externally, the home benefits from driveway parking for two cars and a low-maintenance, enclosed west-facing garden complete with a wooden shed.



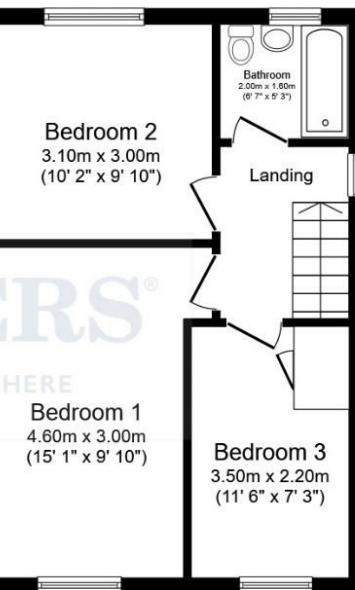




**Ground Floor**

Total floor area 78.2 sq.m. (841 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](http://www.focalagent.com)



**First Floor**

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		85
(81-91)	B		
(69-80)	C		70
(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.