



## The Paddock, , York, YO26 6AW

- Spacious Dormer-Style Semi-Detached Home
- Generous Living/Dining Space
- Driveway and Garage
- Council Tax Band C
- Convenient Convenient Cul-De-Sac
- Impressive Garden Plot
- No Onward Chain

**£325,000**



# The Paddock, , York, YO26 6AW

## DESCRIPTION

This spacious four-bedroom dormer-style semi-detached home is set within a pleasant residential area, offering easy access to the city centre as well as the outer ring road and motorway network. With generous proportions and scope for updating, the property presents excellent potential as a versatile family home.

The location is well placed for local amenities and commuter routes, making it a practical choice for those seeking convenience alongside a peaceful setting.

Accommodation begins with entry from the driveway into the recently fitted modern kitchen, complete with a range of units and integrated appliances. The open-plan living and dining room enjoys a wide picture window overlooking the front lawn and features a fireplace with electric fire. This space flows into a bright sun room – ideal for relaxing or entertaining – which has previously been used as an additional bedroom. To the side, there is a fourth bedroom and a shower room.

Upstairs, the landing connects to three further bedrooms, a family bathroom, and generous eaves storage.

Externally, the property benefits from a paved driveway to the front, complemented by a side drive leading to a single garage. To the rear, the spacious corner plot offers huge potential, with extensive lawned areas, raised beds, patio space, and a greenhouse – perfect for keen gardeners.

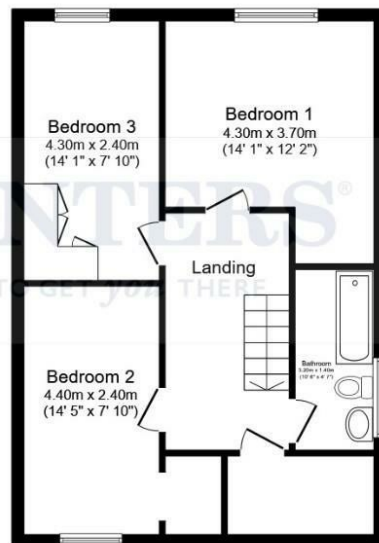
The property is offered with no onward chain, providing an excellent opportunity for buyers wishing to add their own mark.



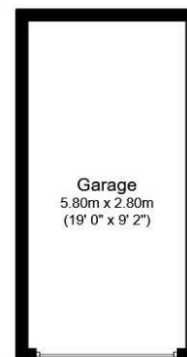




**Ground Floor**



**First Floor**



**Garage**

Total floor area 154.3 sq.m. (1,661 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)

### Viewings

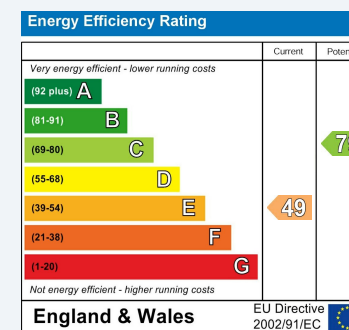
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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