



Melrosegate, York, YO10 3SX

- Recently Renovated Throughout
- Two Double Bedrooms
- Contemporary Bathroom With Separate Shower
- No Onward Chain
- Generous Corner Plot & Parking
- Council Tax Band B

Offers Over £250,000



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DESCRIPTION

Offered to the market with no onward chain, this recently renovated two-bedroom end townhouse presents an excellent opportunity for first-time buyers, investors, or anyone seeking a move-in-ready home.

The property has undergone a comprehensive programme of improvement and is presented in excellent condition throughout, featuring a modern fitted kitchen, contemporary bathroom suite, newly decorated interiors and fresh floor coverings. The ground floor includes an entrance hall, a spacious living room, and a stylish kitchen, while the first floor offers two well-proportioned bedrooms and a modern family bathroom with both a bath and separate shower enclosure.

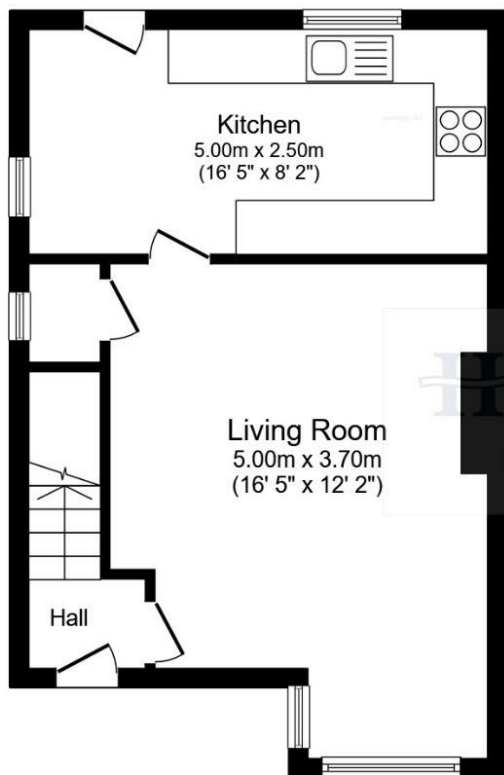
Externally, the property occupies a generous corner plot with ample gravelled off-street parking to the front. To the rear is an enclosed garden offering strong potential for landscaping, along with a brick-built outbuilding providing valuable storage.

The location offers convenient access to York city centre, local amenities, schools and transport links, making it a highly practical and well-connected home.

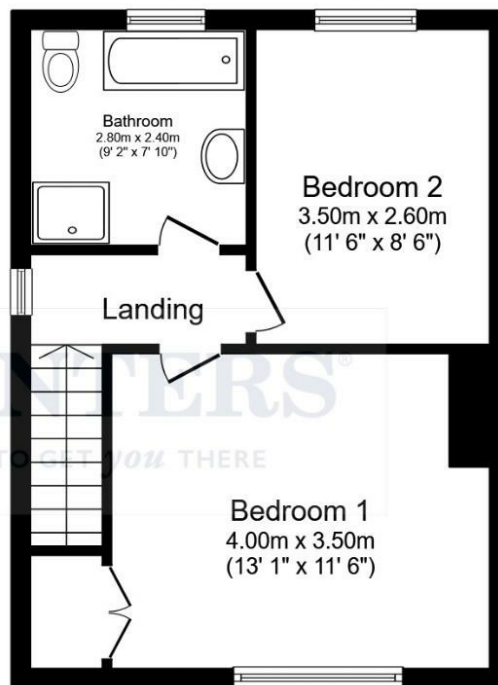
An early viewing is strongly recommended to appreciate the condition, space and potential on offer.







Ground Floor



First Floor



Outbuilding

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Total floor area 81.2 m² (874 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

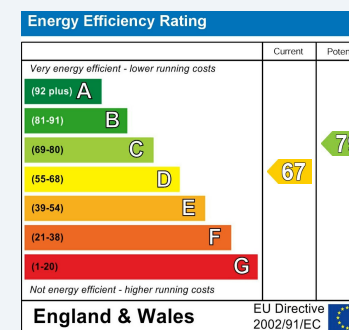
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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