



Ebsay Drive, York, YO30 4XR

- Garden Office
- Detached
- Lounge Diner
- Garage
- Well Presented
- Council Tax Band C

Offers In The Region Of £325,000



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DESCRIPTION

A well-presented, three bedroom detached home in a popular residential location offering convenient access to Clifton Moor retail park and York's outer ring road.

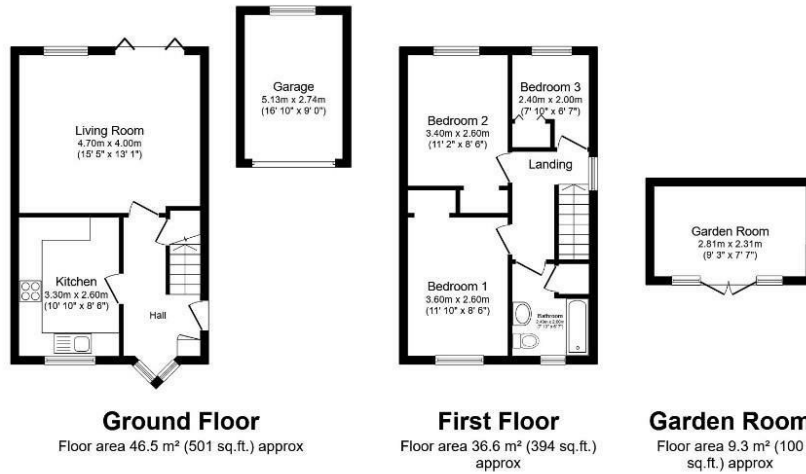
Upon entering the property there is an entrance hall with storage and stairs to the first floor. The kitchen is located to the front of the property and offers a range of base and wall units with space and plumbing for free standing appliances. The living diner completes the ground floor and is filled with natural light from patio doors and a window overlooking the rear garden.

The first floor comprises three bedrooms and the modern family three-piece bathroom.

Externally there is a lawned front garden with a long driveway offering off street parking for multiple vehicles and leading to the detached garage. To the rear is an enclosed garden mainly laid to lawn with patio seating area. There is also a useful garden office with power and light, suitable for use all year round.







Total floor area 92.4 m² (995 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

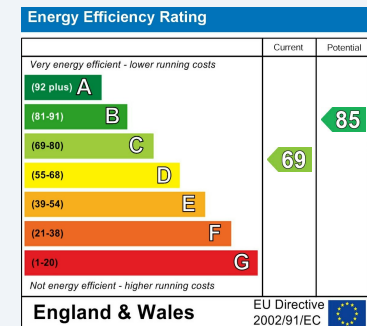
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.