Blatchford Court, York, YO30 5GW

- Two Bedroom Home
- Well Maintained Throughout
- Popular Residential Location
- No Onward Chain
- Driveway For Two Cars
- Council Tax BB

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£250,000

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DESCRIPTION

Offered with no onward chain, this well-presented two-bedroom home on Blatchford Court enjoys a particularly appealing position, with its rear garden backing directly onto Clifton Backies nature reserve, while also benefiting from off-street parking for two cars.

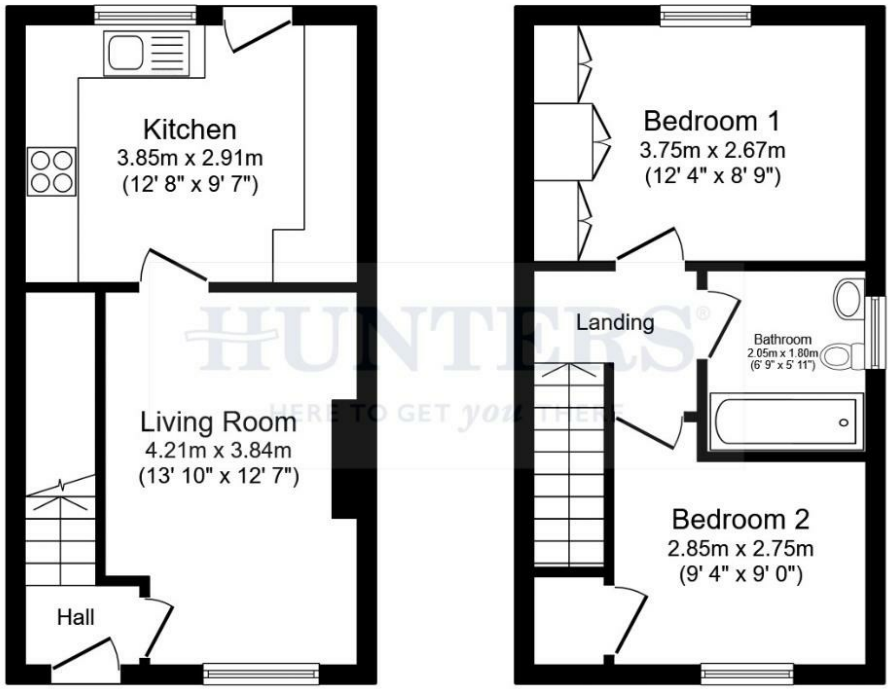
The accommodation is arranged over two floors, with an entrance hall leading into a spacious living room offering plenty of room for both sitting and dining areas. To the rear is a separate fitted kitchen with a range of units, generous worktop space, room for appliances and direct access to the garden.

Upstairs are two bedrooms, including a particularly generous main bedroom, alongside a bathroom fitted with a white suite.

A real feature of the property is the enclosed rear garden, which combines a paved seating area with lawn and backs onto the green surroundings of Clifton Backies. This gives the home an attractive outlook and a welcome connection to open green space, with walks and nature quite literally on the doorstep. To the front and side, a private driveway provides off-street parking for two vehicles.

Blatchford Court offers an excellent balance between green space and city convenience. Clifton Backies provides extensive open space immediately behind the property, while York city centre is readily accessible alongside local shops, amenities and transport links.

With two bedrooms, a garden adjoining Clifton Backies, parking for two cars and no onward chain, this is an appealing opportunity for first-time buyers, downsizers and investors seeking a well-located home in York.



Ground Floor **First Floor**

Total floor area 54.1 m² (583 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

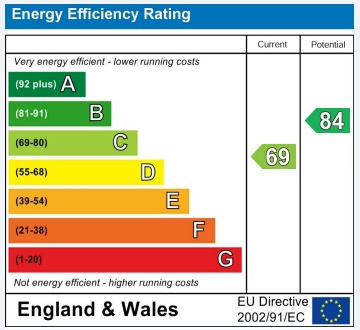
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com