



## Anson Drive, , York, YO10 4LH

- BEAUTIFULLY PRESENTED
- REAR EXTENSION
- SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- FULFORD SCHOOL CATCHMENT

**Asking Price £435,000**





# Anson Drive, , York, YO10 4LH

## DESCRIPTION

A beautifully presented, extended, three bedroom semi detached home in the sought after Fulford area of York.

Upon entering the property you have a bright entrance hall with stairs leading to the first floor.

You have a reception room to the front of the property with a large bay window allowing in plenty of light.

To the rear of the property you have the stunning, open plan kitchen living diner. The kitchen area boasts a range of base and wall units and breakfast bar, there is space and plumbing for a washing machine, range style oven and American style fridge freezer. The dining area has patio doors leading to the rear garden and leads through to the living space.

A modern bathroom completes the ground floor with sink, W.C and bath with shower over.

To the first floor you have three good sized bedrooms and a further bathroom with sink, W.C and bath with shower over.

Externally there is a driveway to the front providing off street parking for two cars. There is gated access to the side of the property where there is a storage area and then path leading to the enclosed rear garden, mainly laid to lawn with patio seating area.

Anson Drive is in the heart of a hugely popular residential area with a range of local amenities. Excellent local schools make it the perfect place to raise a family along with convenient access to the city centre and the A64 for those looking to go further afield.

Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 116.6 m<sup>2</sup> (1,255 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).

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### Viewings

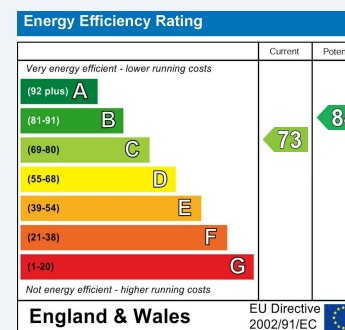
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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