



## Deanhead Grove, York, YO30 4UH

- No Onward Chain
- Two Ensuite Shower Rooms
- Excellent Local Amenities
- Renovation Opportunity
- Front and Rear Gardens
- Council Tax Band E

**£325,000**





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## DESCRIPTION

Located on a quiet cul-de-sac in a well-established residential area, this detached four-bedroom home is close to a range of local amenities and is being sold with no onward chain.

Inside, the entrance hall includes a downstairs W.C. and leads into a through lounge-diner with a fireplace, stairs to the first floor, and patio doors opening to the rear garden. The kitchen is positioned at the back of the house and includes basic wall and base units, along with an understairs storage cupboard.

The garage has been converted into a ground floor bedroom with an ensuite shower room. Upstairs, there are three bedrooms—one with its own ensuite—and a family bathroom with a bath, shower over, W.C., and sink.

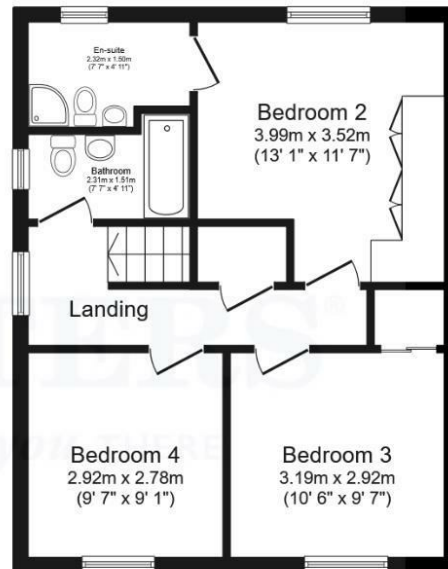
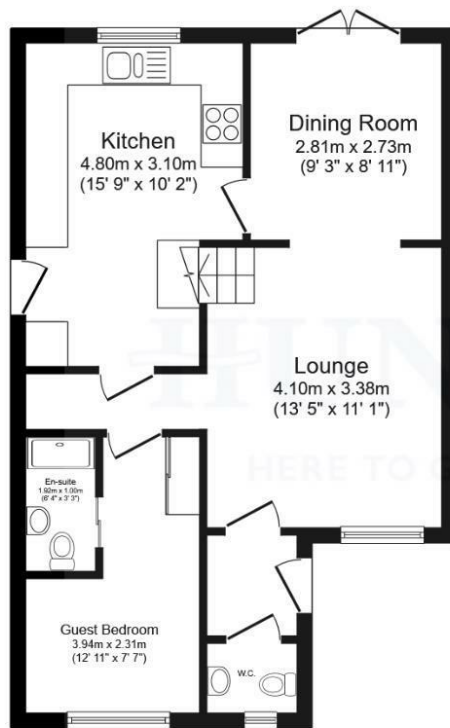
Outside, the property has a small front garden, a driveway, and side access to the rear garden.

The house requires full renovation but has potential to be turned into a comfortable family home.









**Total floor area: 96.4 sq.m. (1,038 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

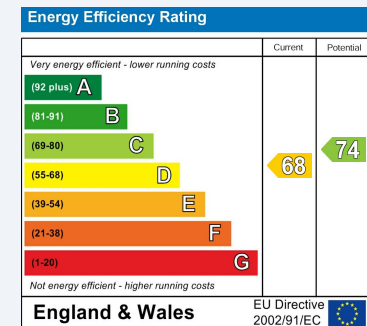
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.