



## Tatton Close, , York, YO30 5GB

- Close To Local Amenities
- Ensuite
- Ground Floor W.C
- Garage
- Two Reception Rooms
- Council Tax Band D

**£355,000**



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## DESCRIPTION

A well-presented, three bedroom detached home in a popular residential location with excellent access to a range of local amenities.

Upon entering the property there is an entrance hall with ground floor W.C and stairs to the first floor.

The living room is to the front of the property with a large bay window allowing in plenty of natural light and a feature fireplace creating a focal point to the room.

Double doors from the living room lead through to the dining room which in turn leads to the kitchen with its range of base and wall units, integrated oven and space for free standing appliances. external doors from the dining room and kitchen led to the rear garden.

The first floor has three bedrooms, the main of which has an ensuite shower room. The family bathroom completes the internal accommodation and has a sink, W.C and bath with shower over.

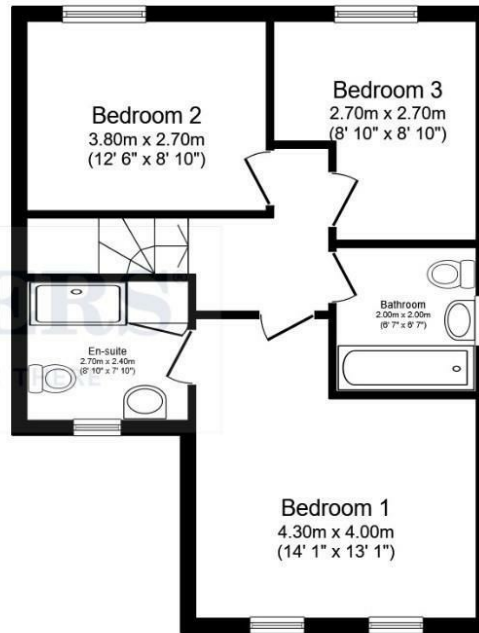
Externally there is a driveway to the front and side of the property leading to a detached garage. To the rear there is a private garden, mainly laid to lawn with a patio seating area.







**Ground Floor**



**First Floor**

Total floor area 93.8 sq.m. (1,009 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](http://www.focalagent.com)

### Viewings

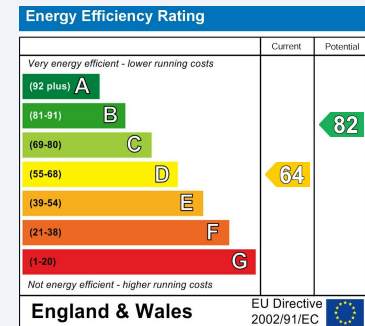
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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