



Salisbury Road, , York, YO26 4YN

- THREE BEDROOMS
- GARDEN
- POTENTIAL FOR IMPROVEMENT
- EPC RATING E
- APPROXIMATELY 1 MILE TO TRAIN STATION
- GARAGE
- COUNCIL TAX BAND C

£270,000



Salisbury Road, , York, YO26 4YN - £270,000

DESCRIPTION

A three bedroom, semi detached home in a popular residential location to the west of York.

Upon entering the property you have an entrance hallway with stairs leading to the first floor. The first reception room is located to the front of the property and has a large bay window and fireplace creating a focal point to the room.

To the rear is the second reception room, again with bay window allowing in plenty of light and fireplace.

The kitchen is to the rear of the property and has a pantry as well as a door leading out to the side of the property.

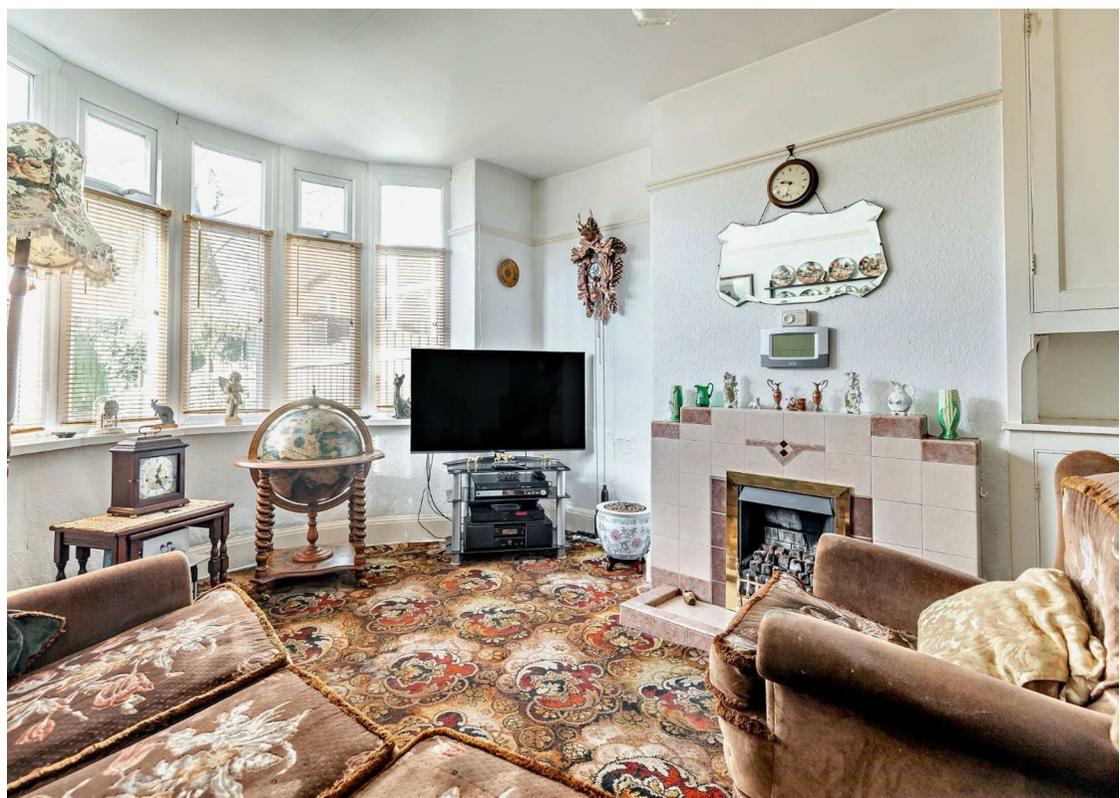
To the first floor you have three bedrooms, two of which have bay windows. The family bathroom completes the internal accommodation with sink, W.C and bath with shower over.

Externally the property has a lawned front garden and paved driveway leading to the side of the property and in turn to the detached garage. To the rear is an enclosed garden.

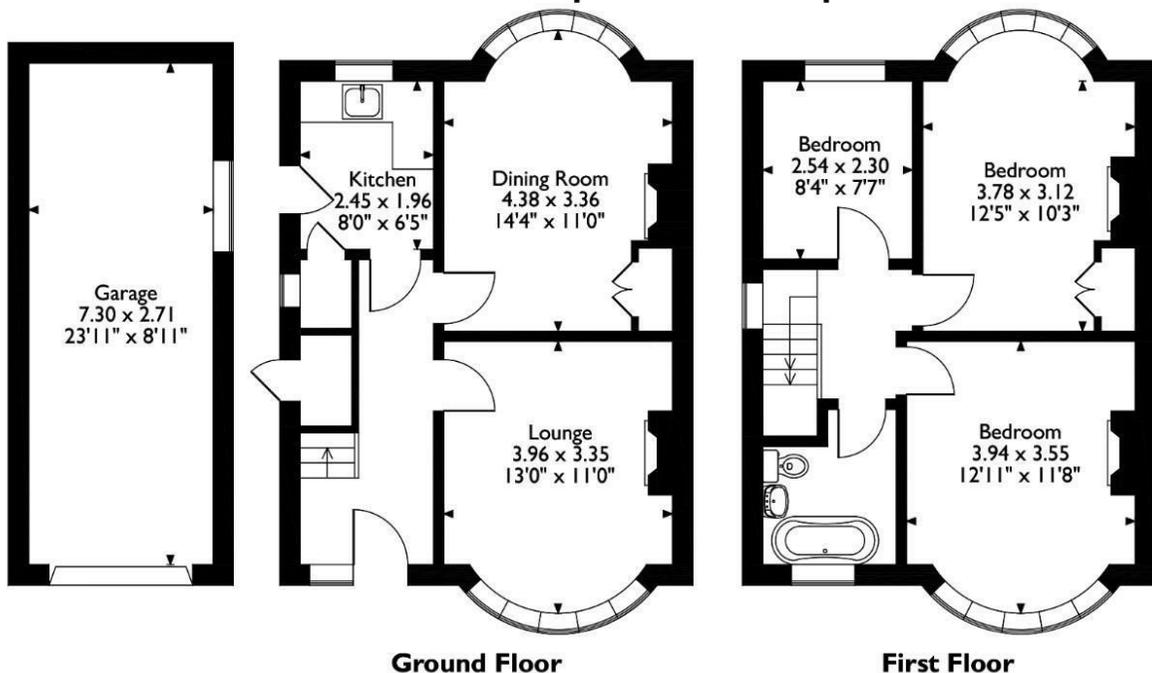
The property is in need of some modernisation but offers a superb opportunity for somebody to create a fantastic family home.

Viewing is highly recommended to truly appreciate the potential this property has to offer.





31 Salisbury Road, York
 Approximate Gross Internal Area
 Main House = 82 Sq M/882 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 102 Sq M/1097 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

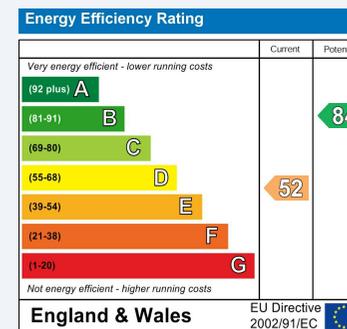
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

