



Duchess Mews, York, YO26 5TA

- Good Local Amenities
- Garden
- Well Maintained
- Ensuite
- Integral Garage
- Council Tax Band D

£325,000

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DESCRIPTION

A well-presented, three bedroom town house in a popular residential development close to a range of local amenities.

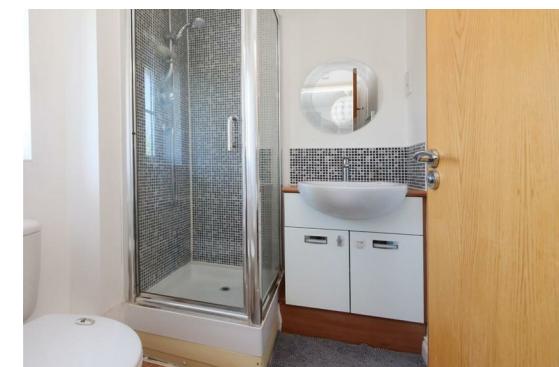
Upon entering the property there is an entrance hall with ground floor W.C, stairs to the first floor, useful storage cupboard and door leading to the integral garage. The kitchen runs the width of the property and features a range of base and wall units with space and plumbing for free standing appliances. There is room for table and chairs and an external door leads out to the rear garden.

The first floor comprises the living room and one of the three bedrooms.

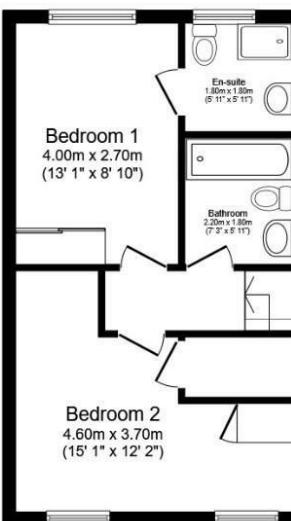
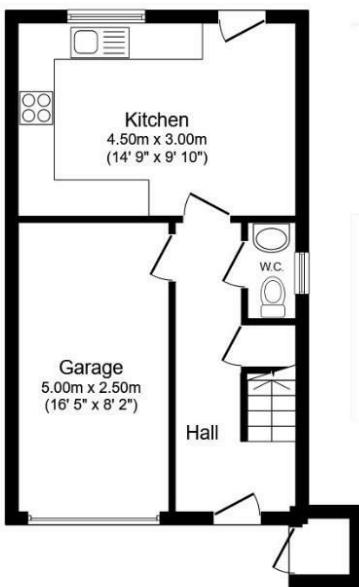
To the second floor there are two further bedrooms, the main with an ensuite shower room. The family bathroom completes the internal accommodation with sink, W.C and bath.

Externally the property has a driveway to the front leading to the integral garage, there is also an external storage cupboard. To the rear is a lawned garden with decked seating area.

*Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor

First Floor

Second Floor

Total floor area 112.5 sq.m. (1,211 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.