



## Tilmire Close, York, YO10 4NG

- Immaculately Presented And Thoughtfully Extended Family Home
- Three Generous Double Bedrooms
- Well-Maintained Rear Garden With Lawn And Patio
- Fulford School Catchment
- Impressive Open-Plan Kitchen/Dining Space
- Driveway Parking For Multiple Vehicles Plus Integral Garage
- South-Facing Balcony
- Council Tax Band C

**£415,000**





# Tilmire Close, , York, YO10 4NG

## DESCRIPTION

Set within the always-popular Fulford area to the south of York, this immaculately presented and thoughtfully extended three-bedroom semi-detached home offers modern family living in a highly convenient setting. With well-regarded schools close by and excellent access into the city, it's a superb option for those seeking comfort and practicality.

Step inside to a welcoming entrance hall that leads into a bright front living room, where a generous bay window fills the space with natural light. The wood-burning stove, hardwood flooring and refined décor create a warm, inviting atmosphere. To the rear, the impressive open-plan kitchen and dining space provides the heart of the home, complete with shaker-style cabinetry, sleek black fittings and plenty of room for everyday living or entertaining.

Upstairs, a spacious landing connects three well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe, while the stylish three-piece family bathroom serves the remaining rooms. A standout feature is the second bedroom, which opens onto a south-facing balcony — a rare and appealing addition.

Outside, the rear garden offers a blend of lawn and patio areas, ideal for outdoor dining and relaxation. To the front, driveway parking for multiple vehicles leads to an integral garage, adding valuable practicality.

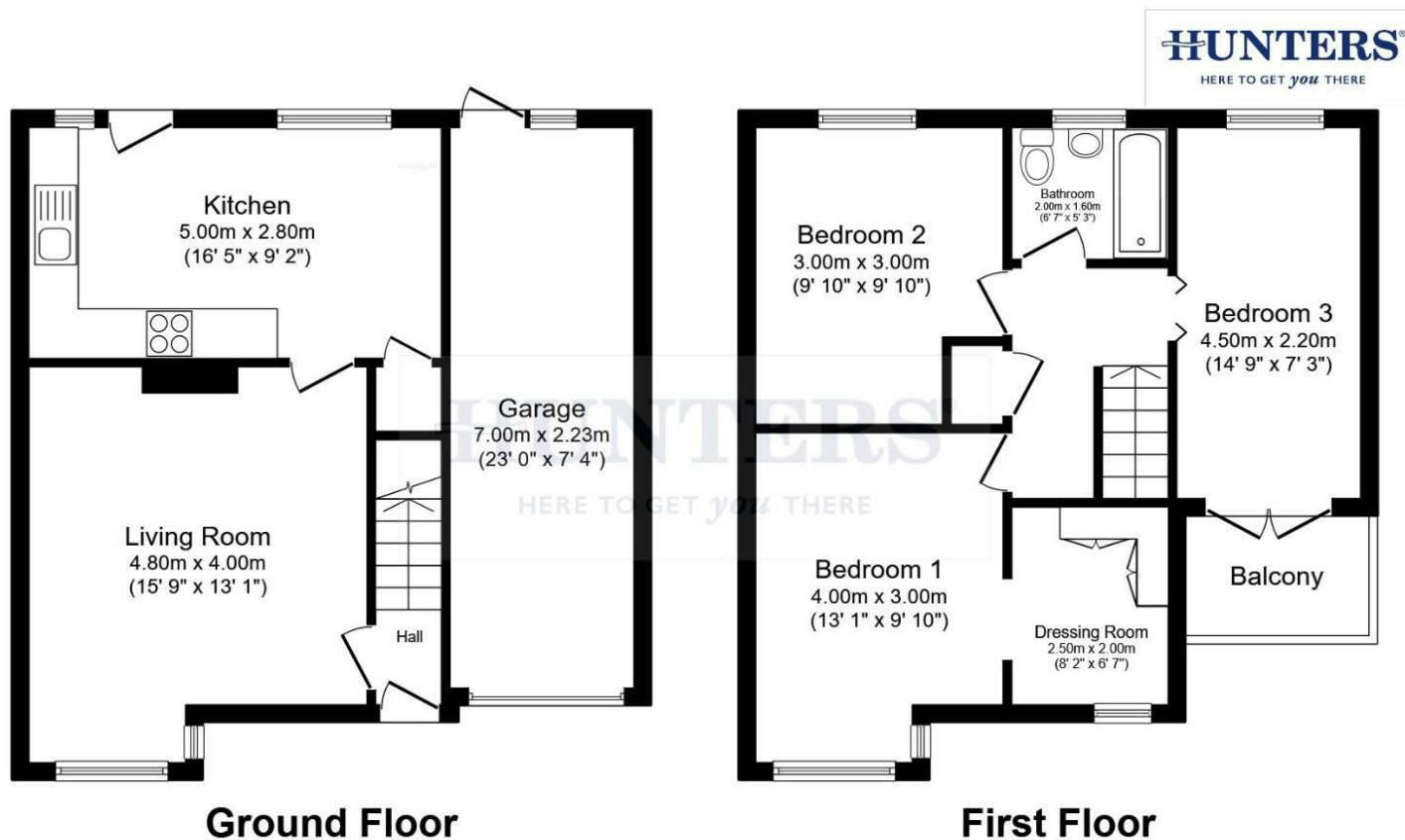
This home brings together space, presentation and location with ease — everyday amenities are close at hand, the city centre is within easy reach, and the wider road network is readily accessible. Early viewing is strongly advised.











Total floor area 99.0 sq.m. (1,066 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

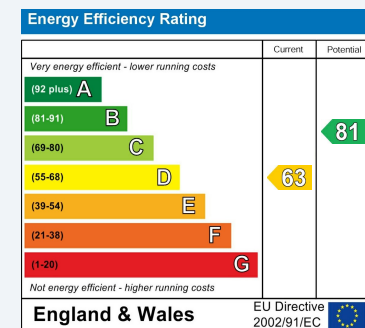
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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