



Garfield Terrace, York

- GARDEN
- KITCHEN DINER
- POPULAR LOCATION
- COUNCIL TAX BAND B

- CONSERVATORY
- GROUND FLOOR W.C
- EPC RATING C

£285,000

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Garfield Terrace, York

DESCRIPTION

A well-presented, three bedroom home in a popular residential location less than a miles walk from York train station.

Upon entering the property you have an entrance hall housing the stairs leading to the first floor. From the entrance you get to the living room which has a large bay window to the front elevation allowing in plenty of light and a feature fireplace creating a focal point to the room.

Beyond the living room you have the kitchen diner with a range of base and wall units, space for free standing appliances and a dining table and chairs, there is also a useful built in pantry.

The kitchen has an archway leading through to a flexible space that could be used for a variety of uses and in turn leads on to the conservatory to the rear. The ground floor is completed by a ground floor W.C.

To the first floor you have three bedrooms and the family bathroom that comprises a sink, W.C and bath with shower over.

Externally the property has a paved driveway to the front providing off street parking for multiple vehicles. Gated access to the side leads to the rear garden which is mainly laid to lawn with a decked seating area.

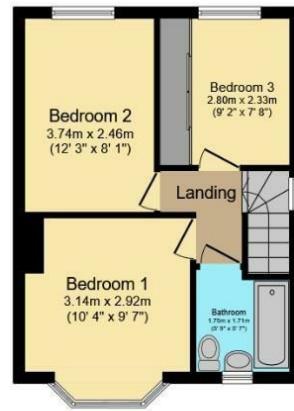
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 86.1 sq.m. (927 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).

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Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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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	83	
(69-80)	C	69	
(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.

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