



Hope Street, , York, YO10 4UR

- BEAUTIFULLY PRESENTED
- OFF STREET PARKING
- GARDEN
- COUNCIL TAX BAND - B
- WITHIN THE CITY WALLS
- EXTENDED
- OPEN PLAN LIVING
- EPC RATING - D

Offers Over £375,000



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DESCRIPTION

A beautifully presented three bedroom terraced property located within York's historic city walls that has recently undergone a significant refurbishment creating a stunning home.

Upon entering the property you have an entrance hall leading through to the rest of the open plan ground floor space. The living area to the front of the property opens to the stunning kitchen diner with a range of base and wall units with integrated appliances as well as a central island, there is parquet flooring throughout and the room is filled with light from the bifold doors and skylights.

The ground floor is completed by a downstairs W.C with sink.

To the first floor you have three bedrooms and the family bathroom with sink, W.C and P shaped bath with rainfall shower over.

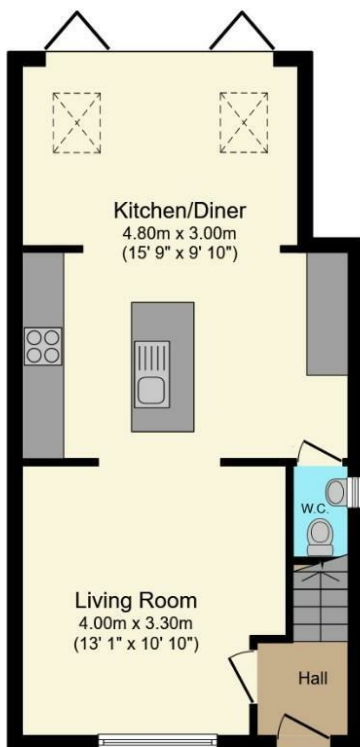
The loft space of the property has been converted to create a useful loft room with sky lights providing natural light.

Externally there is a paved driveway to the front and a fabulous, low maintenance rear garden laid with Indian stone and a timber built entertaining space with heaters.

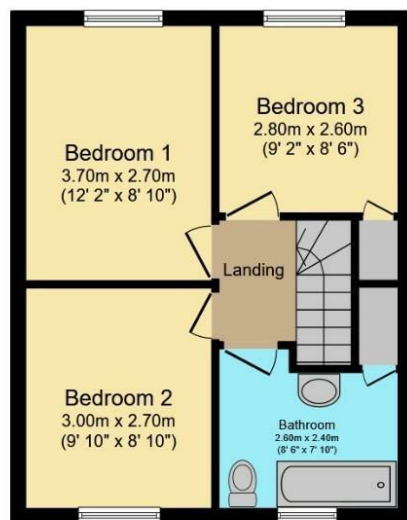
Viewing of this property is highly recommended to truly appreciate all it has to offer.



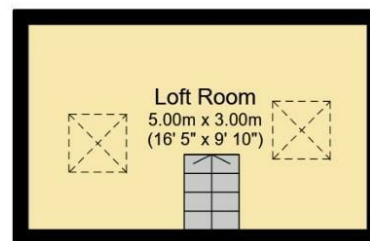




Ground Floor



First Floor



Loft Floor

Total floor area 96.3 sq.m. (1,036 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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Viewings

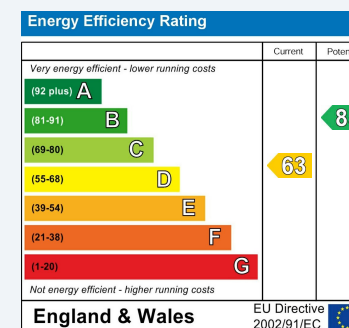
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>