



## Brompton Road, , York, YO30 6NJ

- LIVING KITCHEN DINER
- POPULAR LOCATION
- EPC RATING D
- GARDEN
- CONVENIENT ACCESS TO AMENITIES
- COUNCIL TAX BAND C

£325,000

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## DESCRIPTION

A well-presented, three bedroom, semi detached home in a popular residential location to the North of York.

Upon entering the property you have an entrance hall with a useful under stairs storage cupboard and a ground floor W.C.

There is a spacious lounge to the front with a bay window filling the room with natural light and a feature fireplace creating a focal point to the room.

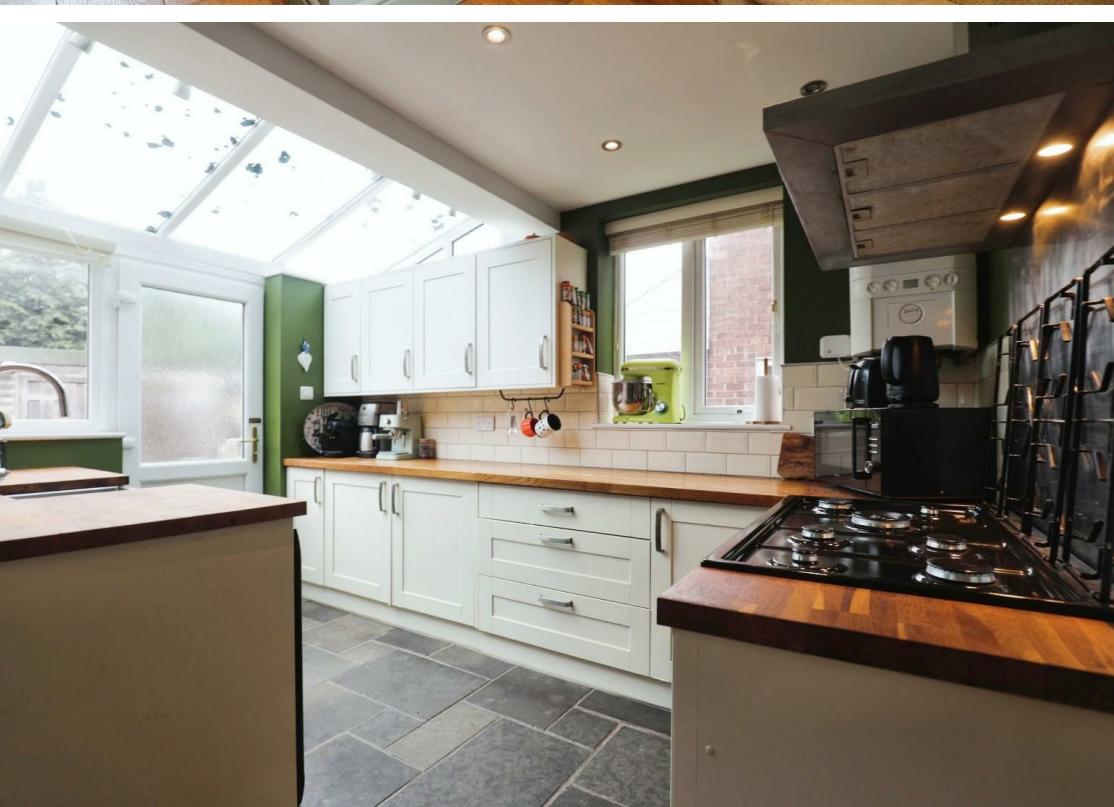
The rear of the property has been opened up to create a living kitchen diner. The kitchen area has a range of base and wall units, space and plumbing for free standing appliances and a Belfast style sink.

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

Externally the property has a lawned front garden with a gated, gravel driveway providing off street parking. A paved path leads down the side of the property to the lawned rear garden with patio seating area and large, timber shed.

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







**Ground Floor**



**First Floor**

Total floor area 91.6 sq.m. (986 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		66
(69-80)	C		
(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.

