



Caithness Close, York

- WELL PRESENTED
- SOUGHT AFTER LOCATION
- MODERN KITCHEN
- EPC RATING D
- ENSUITE
- LOUNGE DINER
- COUNCIL TAX BAND D

£380,000

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Caithness Close, York

DESCRIPTION

A beautifully presented, three bedroom, detached home in a popular residential location to the north of York.

Upon entering the property you have an entrance hallway which gives access to the integral garage. The kitchen is located to the front of the property and features a range of base and wall units and integrated appliances, there is also space and plumbing for a free standing washing machine.

To the rear of the property you have the living diner which runs the full width of the property. It has a feature fireplace creating a focal point to the living space, the room is filled with light from a window and patio doors to the rear. To the first floor you have three bedrooms, the main of which has an ensuite shower room with sink, W.C and walk in shower cubicle with built-in "Hammonds" wardrobes.

The internal accommodation is completed by the family bathroom with sink, W.C and bath with shower over.

Externally the property has a driveway to the front, there is a path giving access down the side of the property to the rear garden which is largely lawned with a patio seating area.

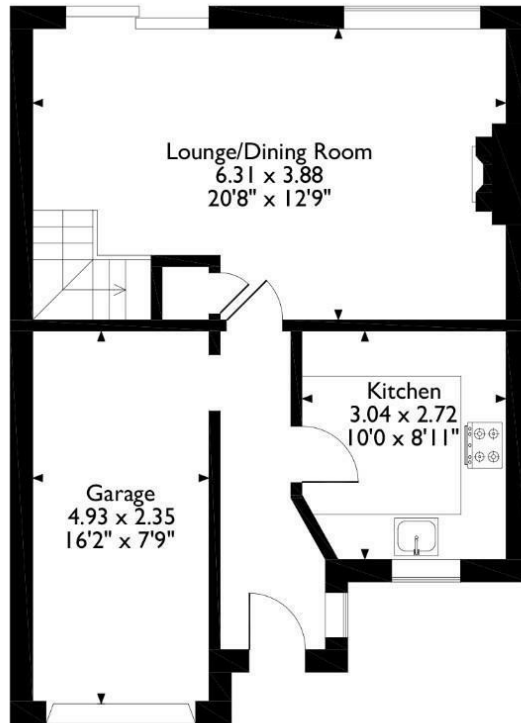
Caithness Close is located in the popular Rawcliffe area of York, it offers excellent access to the outer ring road as well as Clifton Moor retail park. Viewing of this property is highly recommended to truly appreciate all it has to offer.



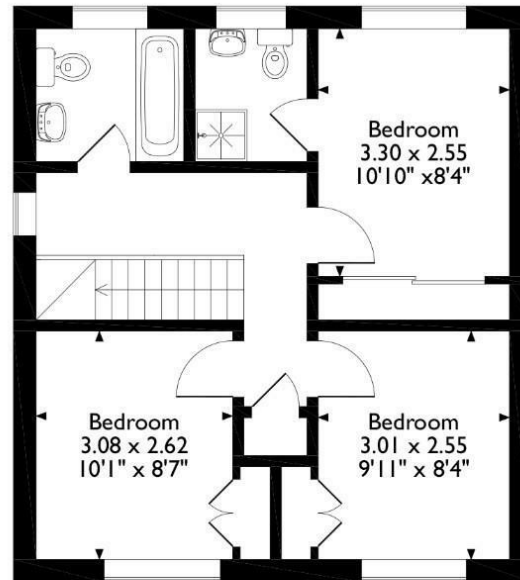


I Caithness Close

Approximate Gross Internal Area
96 Sq M/1033 Sq Ft



Ground Floor

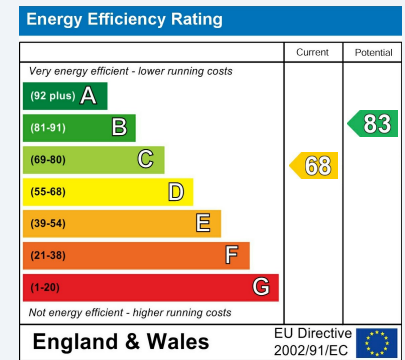


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

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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