



Vicarage Gardens, York

- SOUGHT AFTER LOCATION
- WELL POSITIONED
- THREE BEDROOMS
- EPC RATING D
- GARDEN
- PARKING
- COUNCIL TAX BAND B

Guide Price £250,000

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Vicarage Gardens, York

DESCRIPTION

A three bedroom, end townhouse located to the east of York in the popular Osbaldwick area of York.

Upon entering the property you have an entrance hallway that in turn leads through to the living room. The living room has a window to the front elevation and a feature fireplace creating a focal point.

The living room opens up to the kitchen diner to the rear. The kitchen area has a range of base and wall units, an integrated oven with hob and extractor above and space and plumbing for free standing white goods, there is also space for a dining table and chairs.

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 front garden which in turn leads down the side of the property to the rear garden.

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

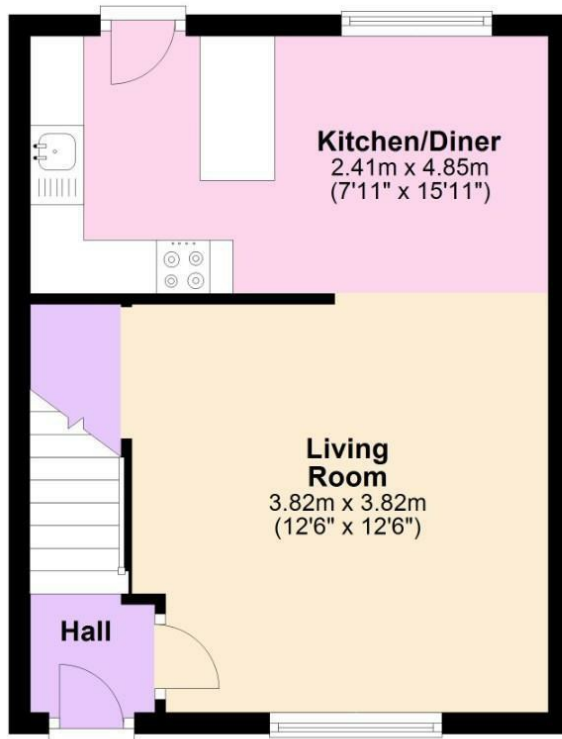
This is a Freehold property. Council Tax Band B.





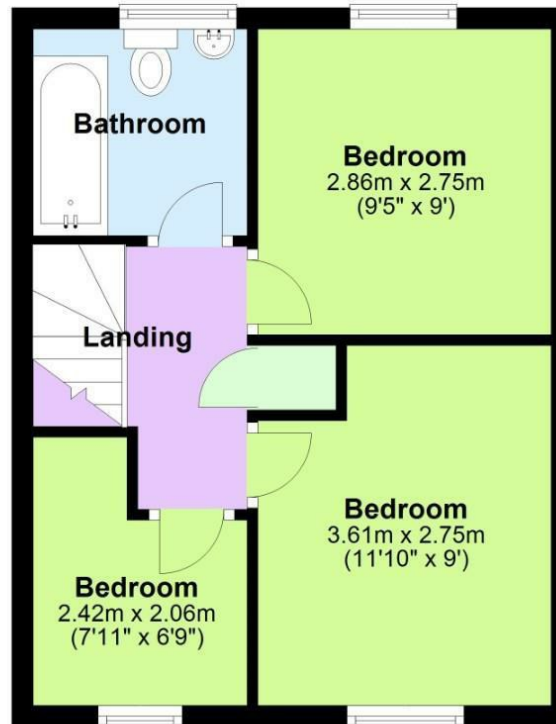
Ground Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 61.8 sq. metres (665.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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.

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.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



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