



## The Knoll, York, YO24 3EB

- Three Bedroom End-Terrace House
- Driveway Parking
- Close To York Schools, Shops, Parks And Transport Links
- Council Tax Band B
- Sought-After Cul-De-Sac Location
- Stylish Patio With Covered Outdoor Bar And Seating
- No Onward Chain

**£285,000**





# #P-ADDRESS-STREET A#, York, YO24 3EB

## DESCRIPTION

Located on The Knoll, this well-proportioned three bedroom end-terrace house in York offers generous living space, excellent natural light and a practical layout ideal for modern family life. The property has been well maintained and represents a superb opportunity for buyers seeking a home in a convenient and established residential area close to York city centre.

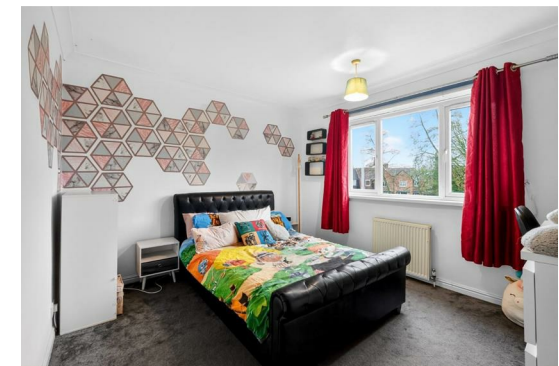
The ground floor includes a welcoming entrance hall leading into a bright living room with a bay window, alongside a spacious dining room to the rear. The kitchen provides good storage and worktop space, with direct access into a versatile conservatory overlooking the garden. A ground-floor WC adds everyday convenience. A substantial full-length store room offers excellent potential for workshop use, utility space or future reconfiguration (subject to permissions).

Upstairs, the property features three bedrooms, including two generous doubles, along with a well-sized family bathroom. The layout offers flexibility for families, home working or guest accommodation.

Externally, the home benefits from a driveway to the front and an enclosed rear garden designed for both families and entertaining. The space includes a dedicated children's area, a sunken trampoline and a stylish patio with an impressive covered bar and seating — private, versatile and ideal for year-round use.

The Knoll is a pretty cul-de-sac well placed for access to local shops, schools, parks and transport links, with straightforward routes into York city centre and towards the A64.

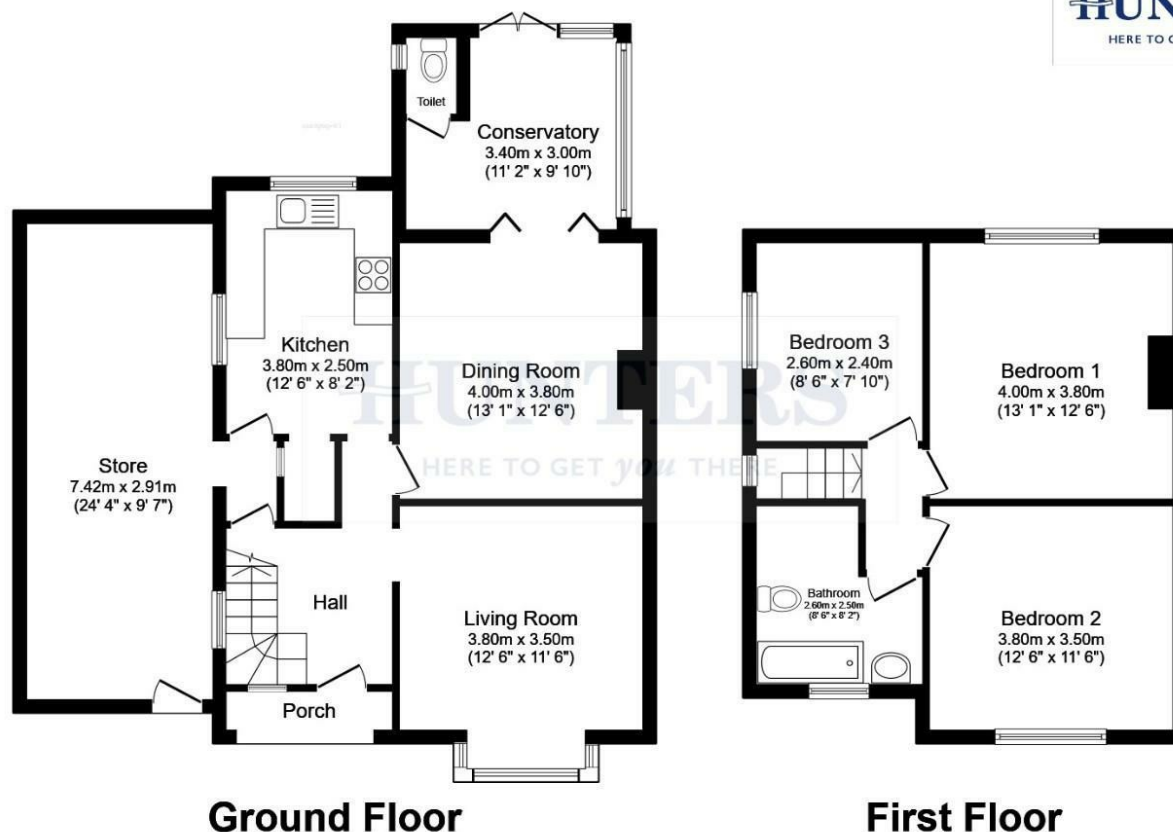
A spacious and well-located end-terrace home in York, offering strong potential, excellent everyday convenience and a standout garden space.











Total floor area 133.9 sq.m. (1,441 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

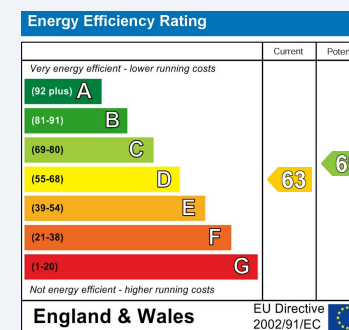
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.