



## Ilton Garth, York, North Yorkshire, YO30 4XJ

- SELF CONTAINED ANNEXE
- DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C
- WELL PRESENTED
- CLOSE TO AMENITIES
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND D

**£375,000**





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## DESCRIPTION

A well-presented, four bedroom home with an attached, self-contained one bedroom annexe.

Upon entering the main house you have an entrance hall with ground floor W.C. To the front of the property you have a light and airy sitting room with feature fireplace creating a focal point.

The living room leads through to the dining room which leads to a ground floor bathroom and the kitchen with its range of base and wall units and integrated double oven.

To the first floor you have four bedrooms and a further bathroom with sink, W.C and bath.

The annexe can be accessed via its own entrance or from the kitchen of the main house. It has an entrance hall that leads through to the lounge and then on to the kitchen with base and wall units as well as space and plumbing for appliances. There is also a ground floor W.C.

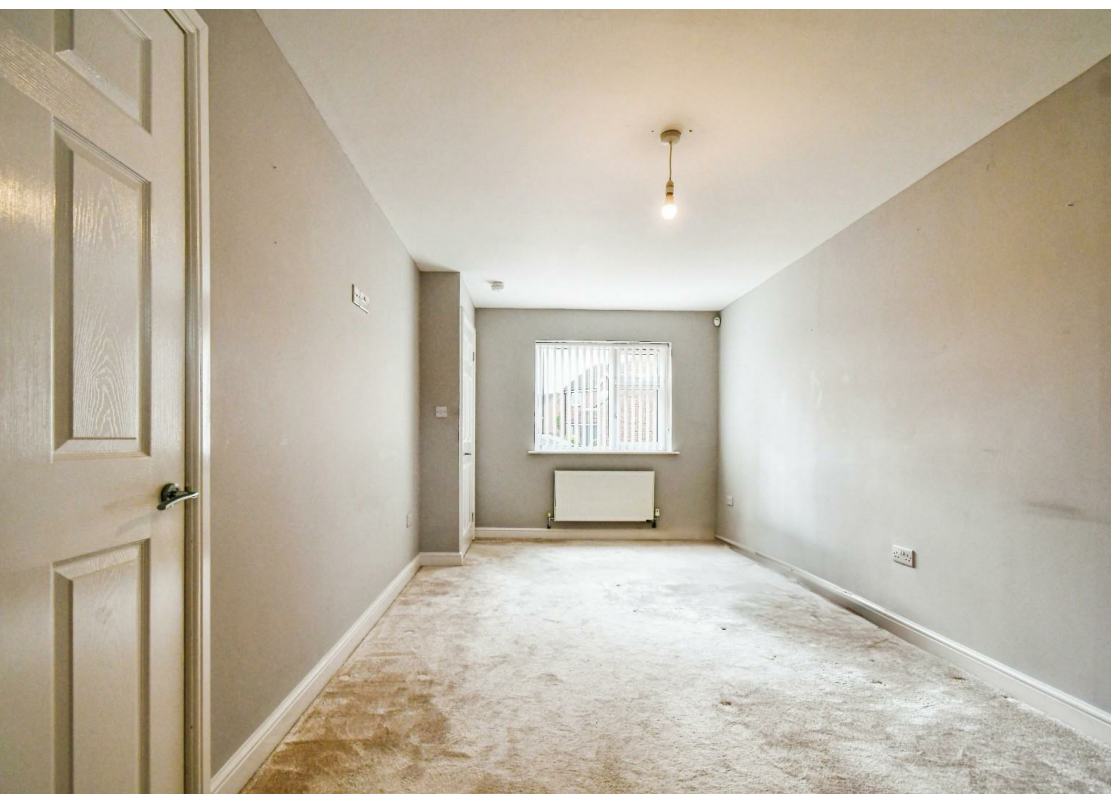
The first floor on the annexe is made up of a double bedroom with walk in wardrobe and ensuite bathroom.

Externally the property has a paved driveway to the front providing off street parking. To the rear is a low maintenance garden.

This property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.









Total floor area 144.4 m<sup>2</sup> (1,554 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

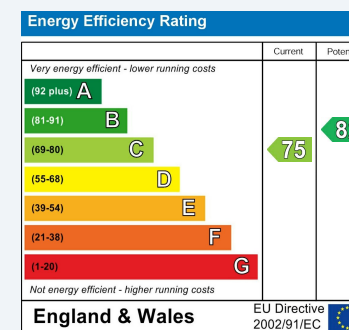
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.