



## Tilmire Close, , York, YO10 4NG

- NO ONWARD CHAIN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- GARDENS TO THE FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- SINGLE ATTACHED GARAGE
- QUIET CULDESAC

£290,000

**HUNTERS®**  
HERE TO GET *you* THERE

## DESCRIPTION

\*\*\* SOLD WITH NO ONWARD CHAIN \*\*\*

Hunters presents this three bedroom semi-detached property in the popular residential location of Fulford, just of Heslington Lane. The area boasts a wide range of local amenities, conveniently located near local shops, café's, bus routes in and out of the city centre and fantastic access to the A64.

The home benefits from a front garden with paved driveway and single attached garage. The rear of the plot comprises a lawned garden with fenced borders.

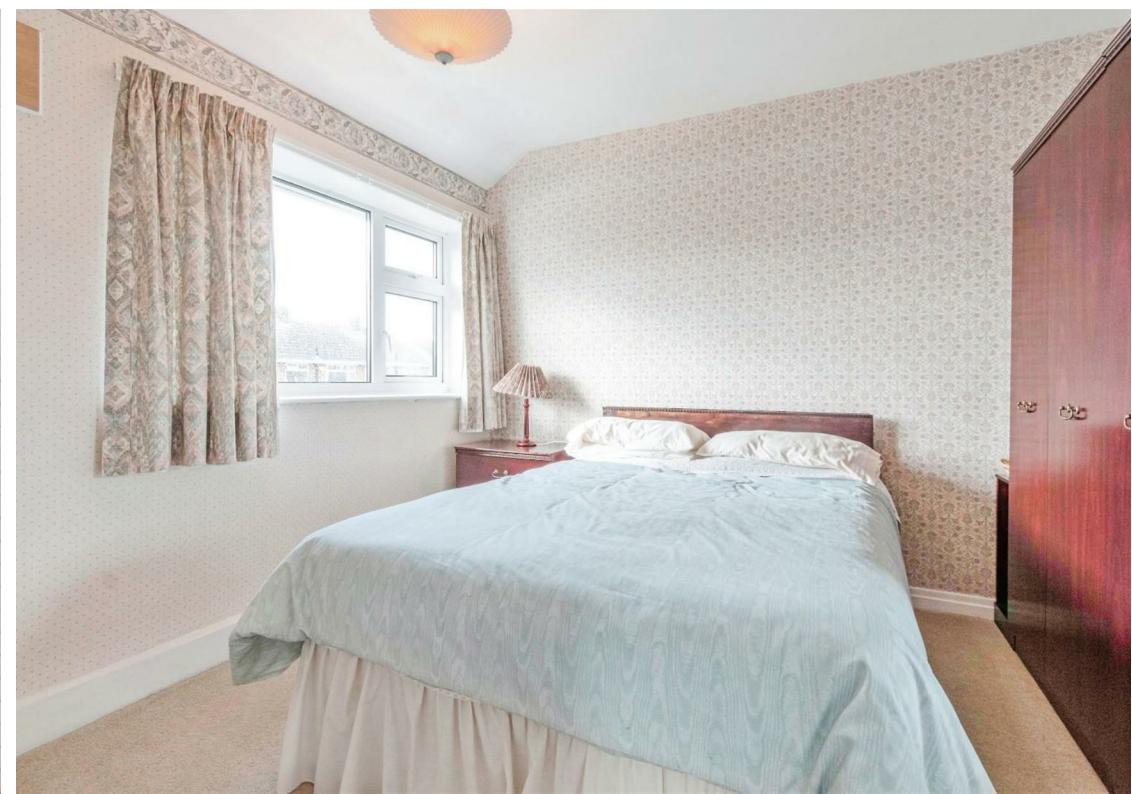
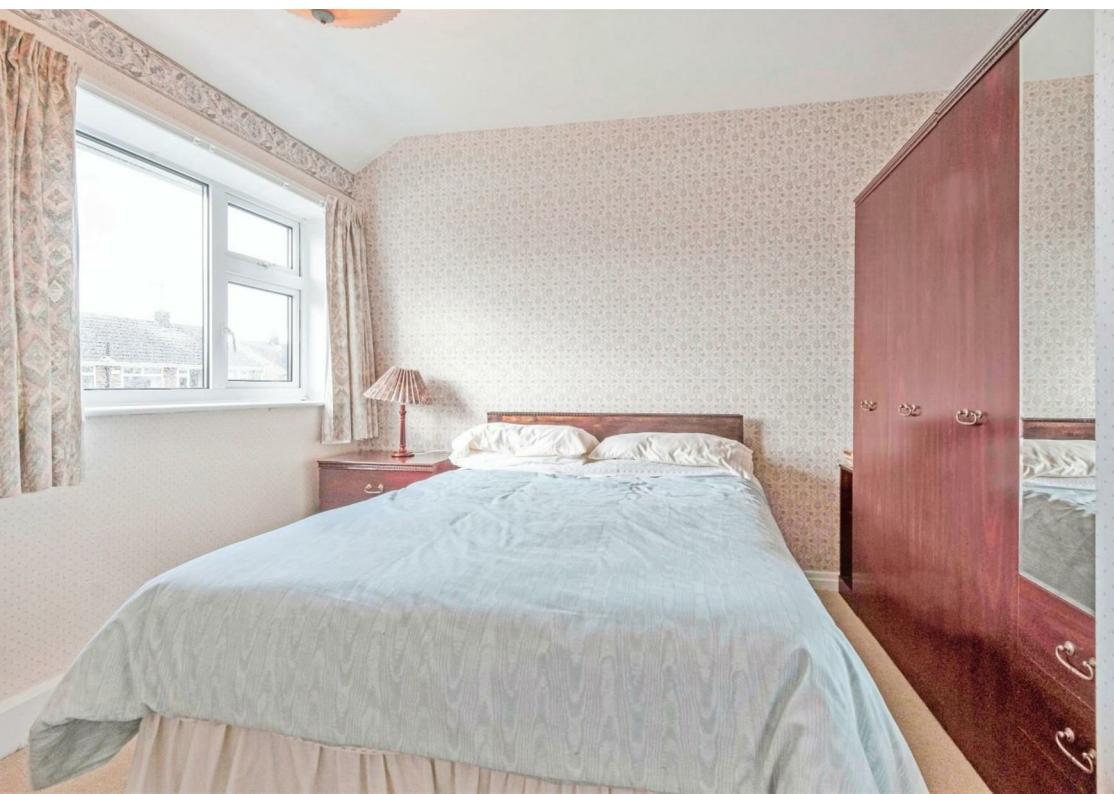
The ground floor comprises entrance hall with stairs leading to the first floor accommodation. The front of the home boasts and bright and airy living room with a large bay fronted window to the front elevation allowing plenty of natural light to flood the property and electric fireplace to draw a focal point to the room.

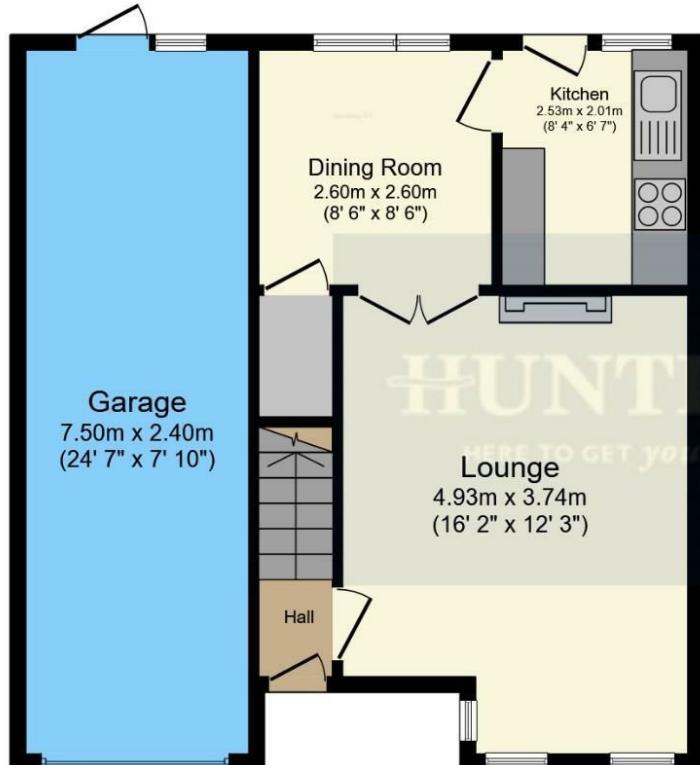
Furthermore, you are led though to the dining room via double internal French doors with under stairs cupboard and finally on to the fitted kitchen with base a wall units and rear door to the back garden.

Off the landing, the first floor accommodation comprises three bedrooms, two of which are doubles and a smaller single room to the rear with a three-piece family bathroom to complete this lovely family home.

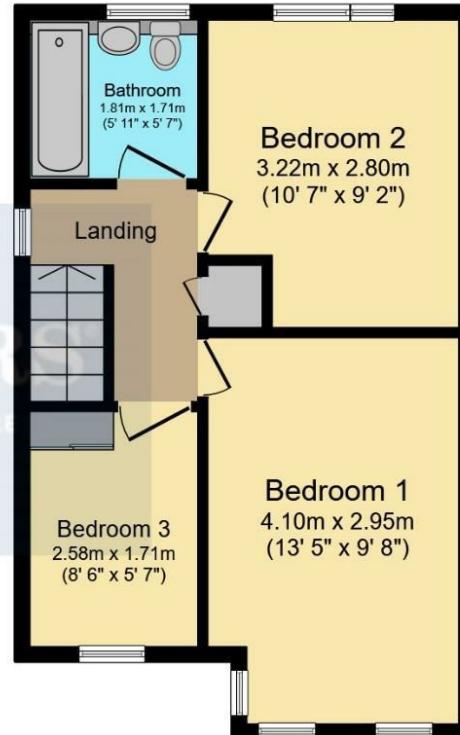
A viewing is highly advised to appreciate all this home has to offer.







**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (911 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		82
(81-91) B		
(69-80) C		67
(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.