



## Hull Road, York

- FOUR BEDROOMS
- FRONT AND REAR GARDENS
- OFF STREET PARKING
- DOWNSTAIRS W.C
- EPC RATING D
- EXTENDED
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- COUNCIL TAX BAND C

**Guide Price £400,000**

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# Hull Road, York

## DESCRIPTION

A substantial, extended four bedroom semi-detached home located to the east of York, approximately one and a half miles from the historic city walls. Upon entering the property there is a lobby leading to the entrance hall which houses the downstairs W.C and stairs leading to the first floor.

The garage has been converted to create a fourth bedroom which has external doors to the front and rear as well as potential for the addition of an Ensuite if required.

The kitchen is located to the rear of the property and has a range of base and wall units as well as a central island. There is an integrated double oven, hob with extractor above and dishwasher as well as space and plumbing for a free standing washing machine.

The first reception room is a lounge with bay window to the front elevation and a feature fireplace.

Next you have a dining room, again with fireplace, and opens through to the second living room with vaulted ceiling and double doors leading to the rear garden.

To the first floor you have three bedrooms and the family bathroom which has a corner bath, sink, W.C and walk in shower cubicle.

Externally the property has a driveway and lawned front garden and to the rear there is a lawned garden with patio seating area.

The property benefits from gas central heating and is offered with no onward chain.

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

This property is Freehold. Council Tax Band C.





### Ground Floor

Approx. 96.3 sq. metres (1036.4 sq. feet)



Total area: approx. 141.3 sq. metres (1521.2 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.

### 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:

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### 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		
(81-91) B		76
(69-80) C	65	
(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.

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