



Park Grove, York

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EXCELLENT LOCATION
- WITHIN HALF A MILE OF CITY CENTRE
- EPC RATING D

- PERIOD END TERRACE
- APPROXIMATELY 1000 SQ.FT OF LIVING SPACE
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND C

Guide Price £295,000

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Park Grove, York

DESCRIPTION

Located in the very popular Grove's area of York, within half a mile of the city centre is the spacious, two double bedroomed end terrace property, with internal living space extending to almost 1000 sq. ft. The fore courted period terrace which is sold with no onward chain, is located close to the well-regarded Park Grove Primary school and boasts two reception rooms and a large courtyard to the rear.

The accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises, entrance vestibule, entrance hall, dining room with French doors to the rear courtyard, lounge with bay window to front, kitchen with fitted base and wall units in a grey high gloss finish, electric cooker point, plumbing for washing machine, understairs storage cupboard and door to rear. To the first floor is a galleried landing, two double first floor bedrooms, bedroom one having built in wardrobes, walk in linen room housing gas combination boiler supplying hot water and central heating, three-piece house bathroom. Outside is a fore courted garden to front and a spacious enclosed courtyard to the rear with pedestrian access. This property is Freehold. Council Tax Band C.





Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)

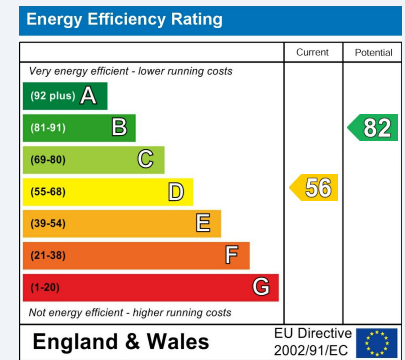


Total area: approx. 90.9 sq. metres (978.3 sq. feet)

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.



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.

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