



Meadowfields Drive, York, YO31 9HN

- DETACHED PROPERTY
- EXCELLENT LOCATION
- FOUR PIECE HOUSE BATHROOM
- GARDENS TO THE FRONT & REAR
- THREE BEDROOMS
- APPROX 1200 SQ FT OF LIVING SPACE
- 23 FT LOUNGE/DINING ROOM

£340,000

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Meadowfields Drive, York, YO31 9HN

DESCRIPTION

A well-presented and highly individual three bedrooned detached residence that will appeal to a variety of buyers.

Set in this very desirable location to the north of York just off the Huntington road approx. 1.5 miles from the city center and enjoying excellent transport links in and out of York.

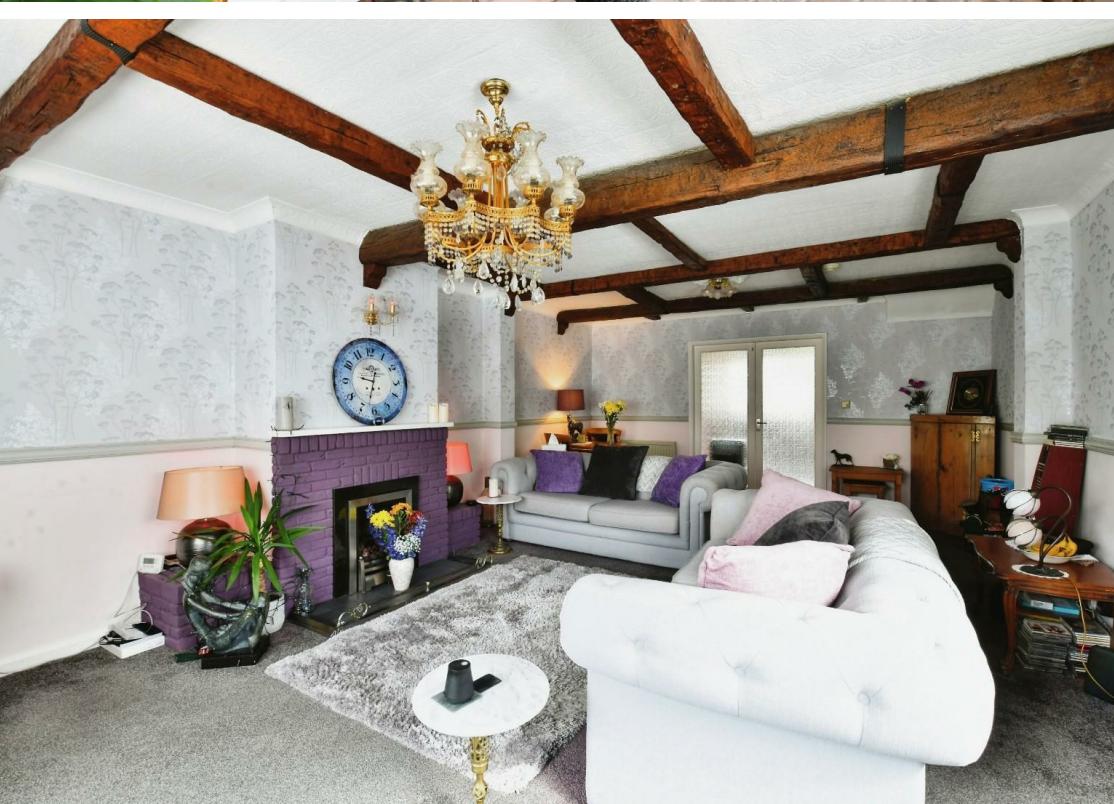
With accommodation extending to approx. 1200 sq ft of living space a 23 ft lounge diner and a spacious breakfast kitchen this is a property not to be missed. The property also has excellent access to local shops and the Vangarde retail park as well as the York ring road and all centers beyond.

Benefitting from UPVC double glazing and a recently fitted new combination gas boiler, the accommodation briefly comprises, double entrance door, entrance vestibule, further entrance door and entrance hall, lounge/dining room, large breakfast kitchen with fitted base and wall units with split level integral electric oven, grill and four ring gas hob, integral fridge and plumbing for washing machine, door leads to side and rear entrance porch that runs the length of the property.

From the hallway a return staircase leads to a galleried landing and three first floor bedrooms, bedroom two with fitted wardrobes and linen cupboard, four-piece house bathroom with corner bath and shower cubicle.

Outside, to front is a block paved driveway and fore courted garden. To the rear is an enclosed split level low maintenance garden predominantly laid to Indian stone flags, well stock flower beds and outside tap.







Ground Floor



First Floor

Total floor area 119.6 m² (1,288 sq.ft.) approx
Restricted height 1.3 m² (14 sq.ft.)

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

Viewings

Please contact 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		
(55-68)	D	57	
(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.