



Wains Road, , York, YO24 2TP

- Recently Modernised
- Beautifully Presented
- Ample Off-Street Parking
- EPC Rating B
- Three Bedroom Semi-Detached Home
- Generous Rear Garden
- Council Tax Band B

Offers Over £280,000

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DESCRIPTION

A recently-renovated, three bedroom semi-detached home in the popular and convenient location of Dringhouses, benefitting from fantastic transport links into York City Centre, the outer ring road and the A64. There is also a wealth of amenities in the residential areas surrounding this lovely home.

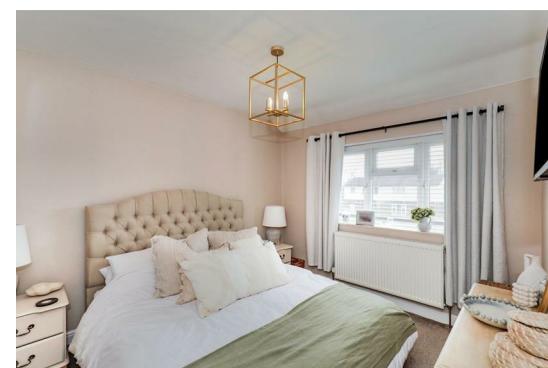
The property boasts a spacious driveway with parking for multiple cars and a lawned garden to the front with hedges surrounding.

The entrance hall has stairs to the first floor, a welcoming lounge to front aspect and a modern kitchen/diner with French doors onto the rear garden.

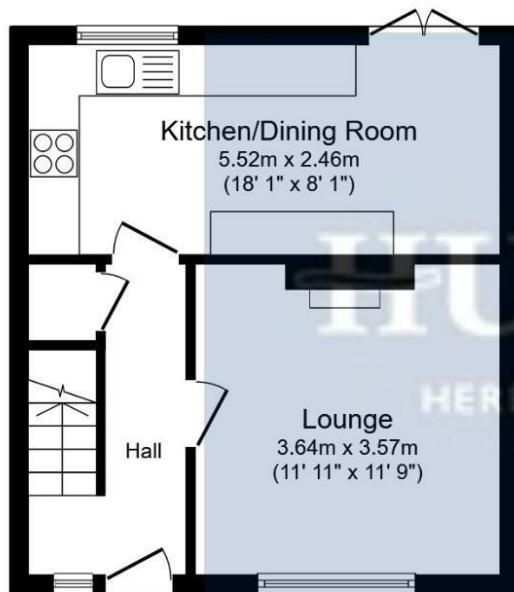
To the first floor are two sizeable double bedrooms, one single bedroom, perfect for an office or dressing room, and a family bathroom.

The rear garden is a generous size with a gravel seating area and lawned garden with fence and hedges surrounding.

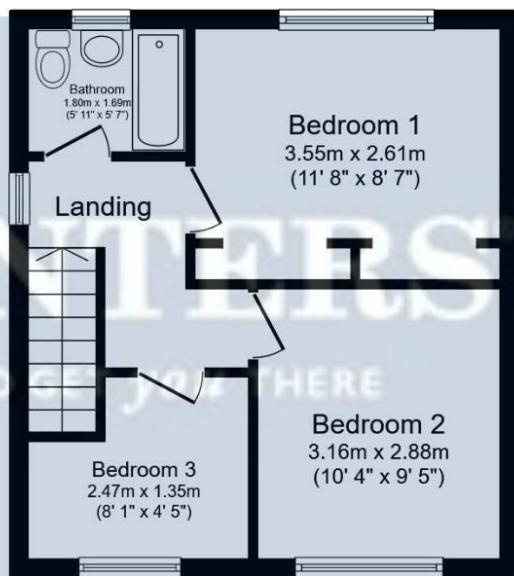
A truly stunning home which is ready to move into.



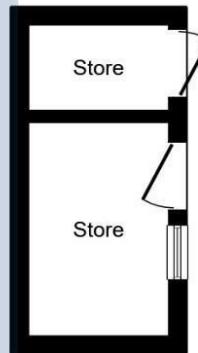




Ground Floor



First Floor



Outbuilding

Total floor area 74.4 m² (801 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).

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Viewings

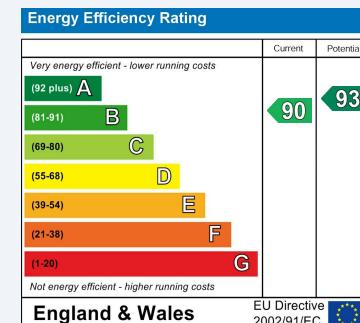
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.