



Yearsley Grove, York

- FOUR BEDROOMED FAMILY HOME
- CONSERVATORY
- ENSUITE BEDROOM
- GARAGE
- EPC RATING D
- EXTENDED SEMI-DETACHED
- EXCELLENT LOCATION
- UTILITY ROOM
- COUNCIL TAX BAND C

Guide Price £350,000

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Yearsley Grove, York

DESCRIPTION

A fabulous bay fronted, semi-detached family home which has a superb loft conversion to create a fourth ensuite bedroom. Situated in this extremely popular residential area and benefiting from being in the Huntington school catchment area, the spacious property offers everything the modern family needs. The accommodation also benefits from having a conservatory which acts as an extra reception room. The property is also well placed for access into York via public and road links and has good access to the ring road and regional road networks beyond.

The accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises; arched rain porch, entrance door, through lounge diner with attractive cast iron log burning stove, conservatory with french doors to the rear garden, kitchen with fitted base and wall units in a 'Shaker' style finish, integral split level oven and grill, four ring gas hob, extractor fan hood, integral fridge, built in pantry, utility room with fitted base and wall units, plumbing for washing machine, door to the rear garden and door to a three quarter garage. To the first floor is a galleried landing, bedroom one, bedroom two with fitted wardrobes, bedroom three, three-piece house bathroom with electric shower over bath. Further staircase leads to second floor landing with built in storage cupboards and leads to Bedroom four with under eaves storage cupboards, ensuite three-piece shower room.

Outside is a block paved driveway to front with ample off-road parking leading to a three-quarter garage. To the rear are well presented enclosed gardens with raised timber decked terrace with hot tub, lawned area, herbaceous boarders, flagged patio and carp pond.

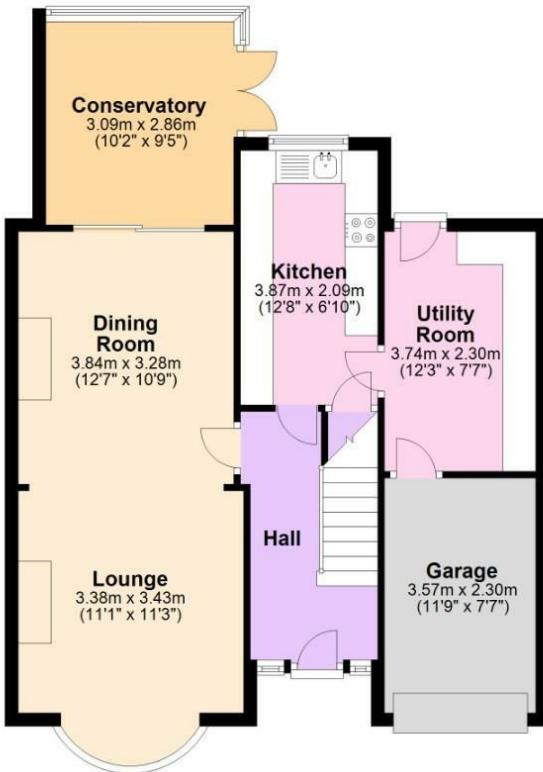
This is a Freehold property. Council Tax Band C.





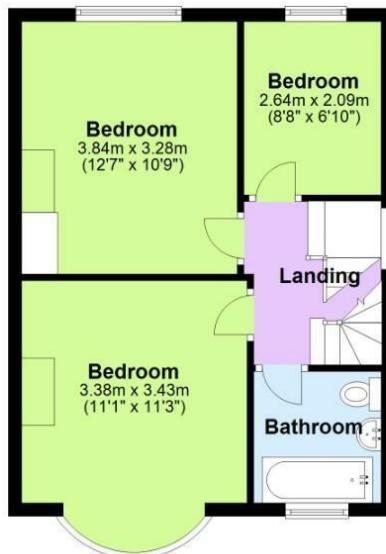
Ground Floor

Approx. 68.4 sq. metres (735.9 sq. feet)



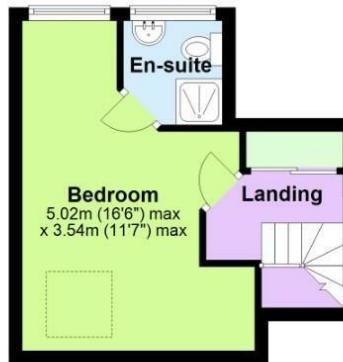
First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Second Floor

Approx. 20.5 sq. metres (221.1 sq. feet)



Total area: approx. 129.3 sq. metres (1392.3 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.

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:
york@hunters.com <https://www.hunters.com>



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	78	
(69-80)	C	66	
(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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