



## Kitchener Street, York, YO31 8RZ

- Ground Floor Extension
- Well Presented
- No Onward Chain
- First Floor Bathroom
- Less Than A Mile To City Walls
- Council Tax Band B

£215,000

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HERE TO GET *you* THERE

## DESCRIPTION

A beautifully presented two bedroom terrace home in a popular residential location less than a mile from York's historic city walls.

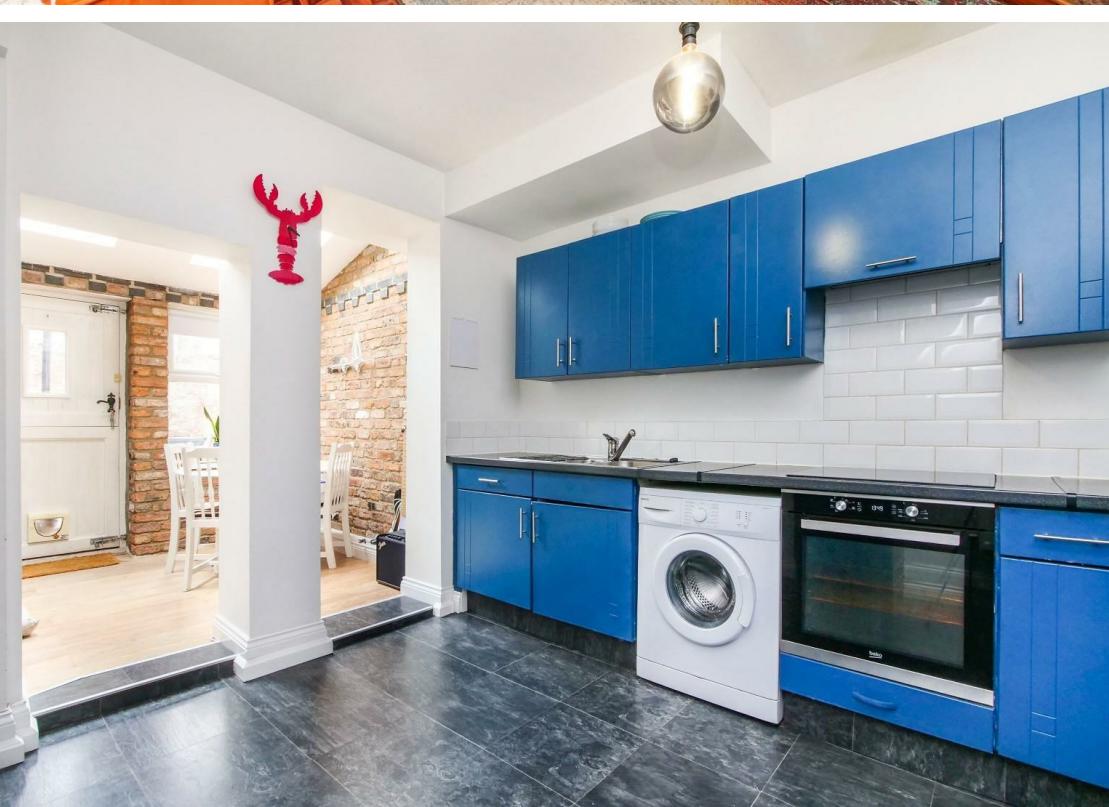
Upon entering the property there is the living room with an attractive feature fireplace creating a focal point to the room.

To the rear you have the fitted kitchen with a range of base and wall units, integrated oven and space and plumbing for free standing appliances. The ground floor has been extended to the back of the kitchen offering a further, versatile living space with sky lights filling the room with natural light.

To the first floor there are two bedrooms and the shower room with sink, W.C and walk in shower cubicle.

To the rear is a walled courtyard with brick built storage and gated access to the alley way beyond.







**Ground Floor**

Floor area 33.0 sq.m. (355 sq.ft.)

**First Floor**

Floor area 25.4 sq.m. (274 sq.ft.)

Total floor area: 58.4 sq.m. (628 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

Please contact [york@hunters.com](mailto: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		88
(81-91)	B		
(69-80)	C		71
(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.