



The Crossway, York

- SOUGHT AFTER LOCATION
- FRONT AND REAR GARDENS
- FAMILY BATHROOM
- APPROXIMATELY 1.5 MILES FROM CITY WALLS
- BEAUTIFULLY PRESENTED
- GARAGE
- TWO RECEPTION ROOMS

Guide Price £450,000

HUNTERS®

HERE TO GET *you* THERE

The Crossway, York

DESCRIPTION

A beautifully presented, four bedroom family home in a highly sought after location approximately one and a half miles from York's historic city walls. Upon entering the property you have a spacious entrance hall with stairs leading to the first floor and useful understairs storage cupboard. To the front of the property you have the first reception room, currently used as a sitting/dining room with a large window to the front elevation allowing in plenty of natural light. To the rear of the property you have the kitchen diner as well as the second reception room. The kitchen area has a range of base and wall units, an integrated oven with hob and extractor above, there is also space and plumbing for a washing machine and room for a table and chairs. The ground floor accommodation is completed by the second reception room, currently used as a lounge with feature fireplace and double doors leading to the rear garden. To the first floor you have four bedrooms and the family bathroom which comprises a sink, W.C, bath and separate walk in shower cubicle. Externally the property has a lawned front garden with brick paved driveway leading to the detached garage. To the rear is a delightful, private garden, mainly laid to lawn with a patio seating area.

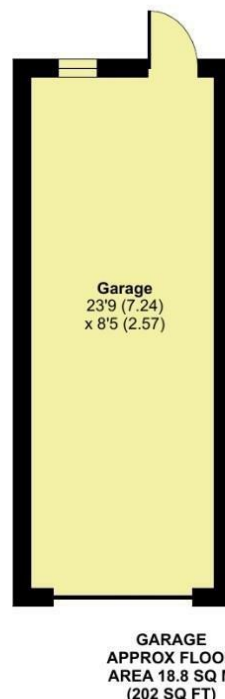
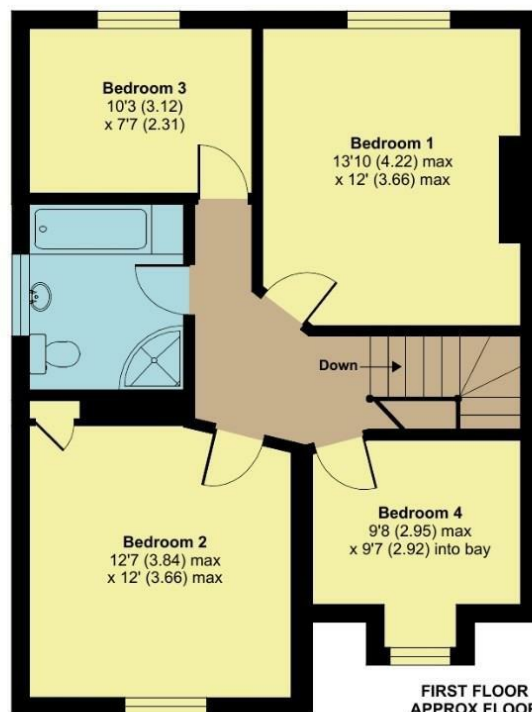
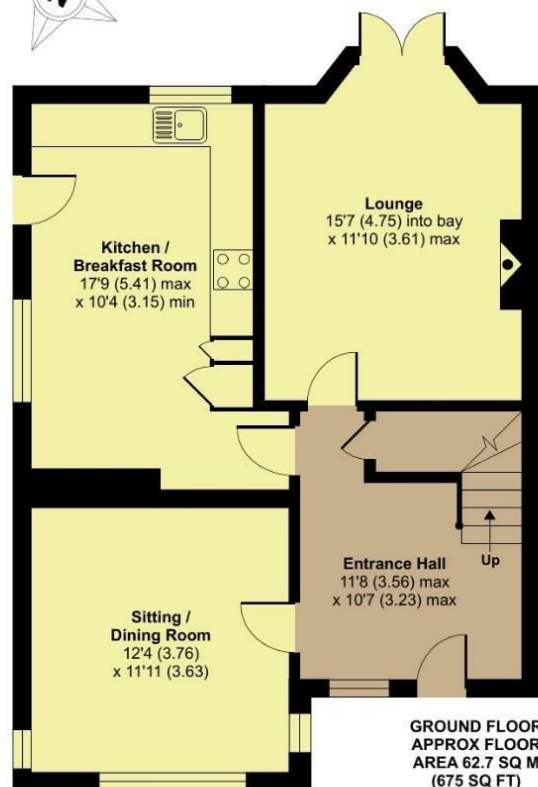




The Crossway, York, YO31

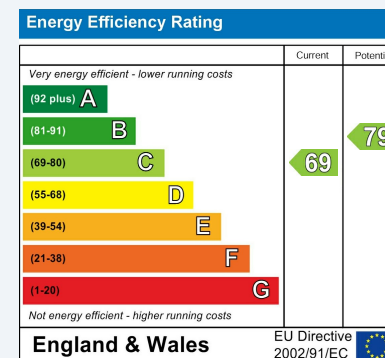
Approximate Area = 1549 sq ft / 143.9 sq m (includes garage)

For identification only - Not to scale



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.

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 863185

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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