



## Hull Road, York, YO10 3JS

- THREE BEDROOM DETACHED HOME
- ENCLOSED GARDEN
- MODERN HOUSE BATHROOM WITH SEPARATE W.C
- COUNCIL TAX BAND - C
- WELL-PRESENTED THROUGHOUT
- DRIVEWAY TO FIT MULTIPLE VEHICLES
- EPC - C

£350,000

**HUNTERS®**  
HERE TO GET *you* THERE

## DESCRIPTION

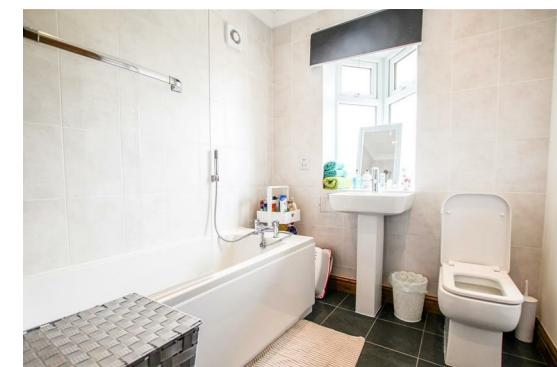
Hunters are proud to offer this stunning three bedroom detached family home, located in the popular area of Hull Road, offering easy access to York Ring Road and excellent transport routes into York City Centre.

Upon entrance into this modern, well-presented property, you are greeted by a welcoming entrance hall with stairs leading to the first floor, a generous, bay-fronted lounge, second reception room, modern kitchen with skylight providing lots of light.

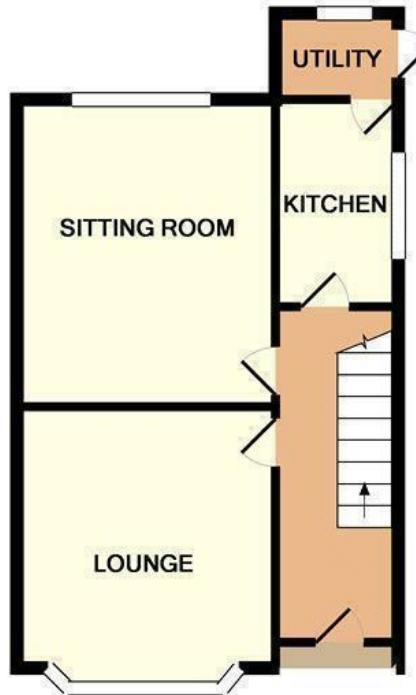
To the first floor is a sizeable primary bedroom with bay window, a further double bedroom and comfortable single bedrooms. The house bathroom is fully tiled and incorporates a three-piece suite with shower over the bath. The house also has the added bonus of an additional W.C. with sink and towel radiator.

To the exterior, the property has a driveway to front to fit multiple cars, and a beautifully-presented lawn garden to the rear with raised patio area and shed.

Don't miss out on this exceptional home! Call now to book a viewing.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

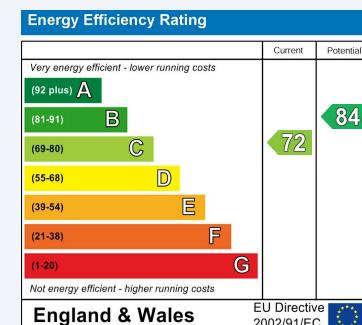
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.