



## Tedder Road, , York, YO24 3JB

- BEAUTIFULLY PRESENTED
- INTEGRATED GARAGE
- EPC RATING D
- LIVING KITCHEN DINER
- UTILITY ROOM
- COUNCIL TAX BAND D

**£325,000**





# Tedder Road, , York, YO24 3JB

## DESCRIPTION

A beautifully presented, three bedroom home in a popular residential location offering good local amenities as well as excellent access to the outer ring road.

Upon entering the property you have an entrance hall with the downstairs W.C just off it and stairs leading to the first floor.

The fabulous living space has been opened up to create an “L Shaped” living kitchen diner which is filled with natural light through large windows to the front and rear as well as patio doors leading out to the garden.

The kitchen area boasts a range of modern base and wall units with integrated appliances and a breakfast bar. From the kitchen you get to a useful utility room with further base and wall units as well as plumbing for a free standing washing machine. The utility provides access to the rear garden as well as the integral garage.

To the first floor you have three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property has a lawned front garden with driveway providing off street parking. To the rear you have an enclosed garden with lawn and a patio seating area.

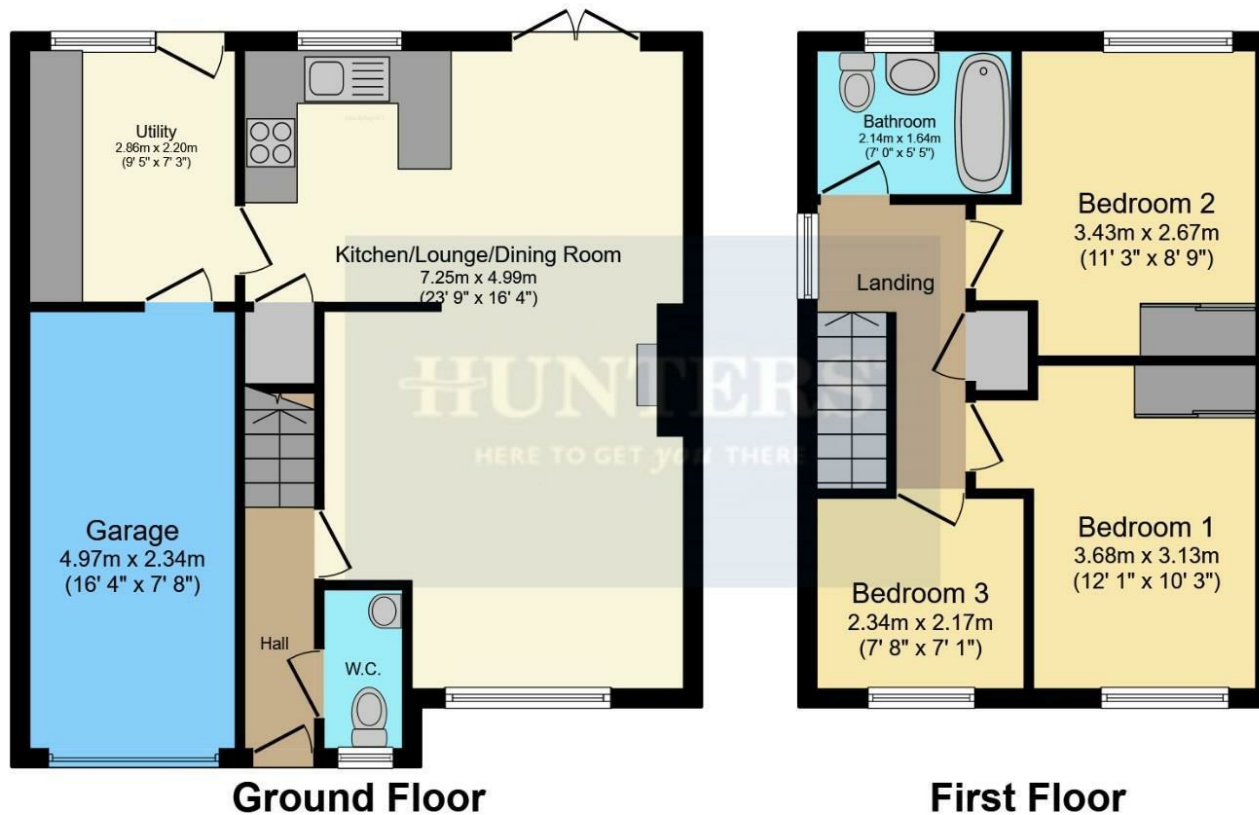
Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 92.9 m<sup>2</sup> (1,000 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). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

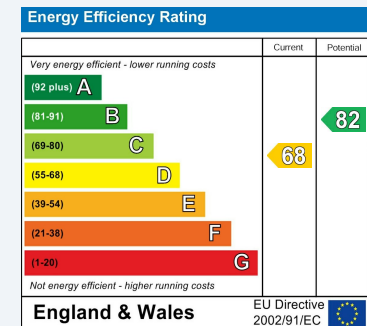
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.