



Harcourt Street, York

- BEAUTIFULLY PRESENTED
- REAR GARDEN
- TWO RECEPTION ROOM
- EPC RATING TBC
- ENSUITE SHOWER ROOM
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C

£440,000

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Harcourt Street, York

DESCRIPTION

A beautifully presented, three-bedroom terraced property on a highly sought after street in Heworth.

Upon entering the property, you have an entrance porch that leads through to a spacious hallway with stairs leading to the first floor.

The property has two reception rooms, the first currently used as a dining room with a window overlooking the rear garden. The second reception room is to the front of the property and has a large bay window as well as feature fireplace with log burner creating an attractive focal point to the room.

The modern kitchen is located to the rear of the property and features a range of base and wall units. There are twin, integrated ovens with a five-ring gas hob and extractor fan above as well as space and plumbing for free standing washing machine, dishwasher and a fridge freezer and tumble dryer. To the rear of the kitchen, you have double doors leading out to a patio seating area.

To the first floor you have two double bedrooms, both of which have fitted wardrobes and one accompanied by a modern ensuite shower room with sink and vanity unit, W.C, walk in shower cubicle and ladder style heated towel rail.

The family bathroom is located on the first floor, again with a modern suite with bath, sink with vanity unit, walk in shower cubicle and W.C.

The second floor has been converted to create a third double bedroom with ensuite toilet and sink, complimented by under eaves storage on both sides. Externally the property has a rear garden with patio seating area, lawn and raised planted border.

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

This is a Freehold property. Council tax band C.





Ground Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Second Floor

Approx. 18.8 sq. metres (202.6 sq. feet)



Total area: approx. 124.6 sq. metres (1340.8 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
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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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