



St. Philips Grove, York, YO30 6JT

- Close To Local Amenities
- Three Well Proportioned Bedrooms
- Private Rear Garden
- Kitchen/Diner
- Off-Street Parking
- Council Tax Band B

£250,000

HUNTERS®
HERE TO GET *you* THERE

St. Philips Grove, York, YO30 6JT

DESCRIPTION

A well presented 3 bedroom terrace house just over a mile from York City Centre. This property has a wide variety of local amenities, with easy access to Clifton Moor and plenty of local bus routes to the city.

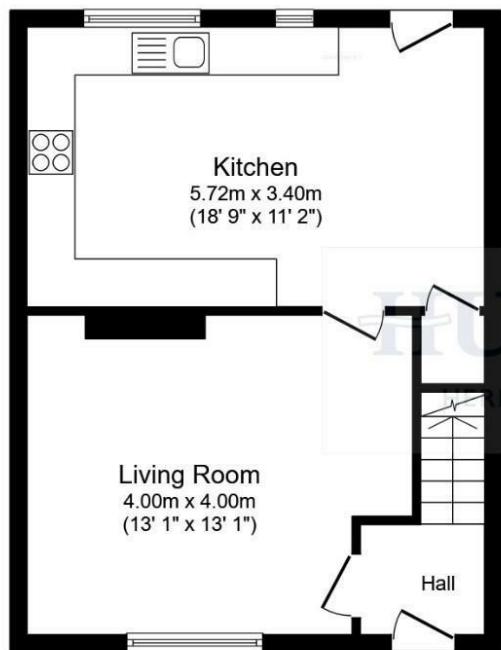
Upon entering the property there is an entrance hall with stairs and access to the living room. At the rear is a bright and airy kitchen diner overlooking the back garden.

Upstairs the property offers three well proportioned bedrooms, one of which benefits from built in wardrobes. The four piece bathroom suite concludes the internal accommodation.

Externally the property offers off-street parking at the front and a back garden that also has the benefit of a brick shed.



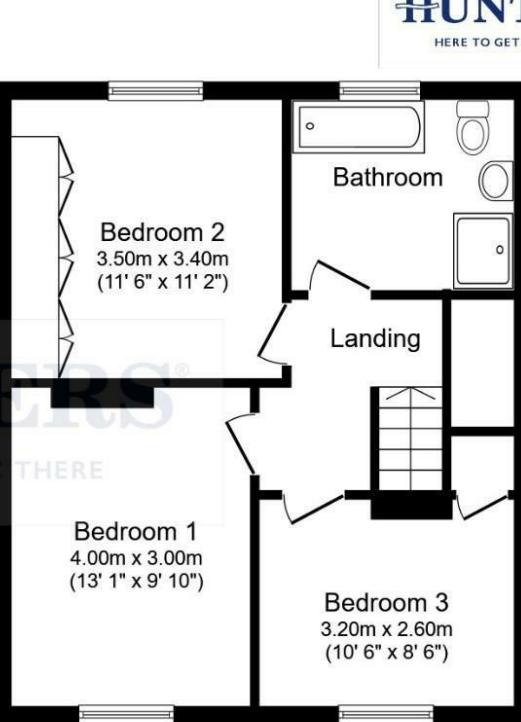




Ground Floor

Total floor area 91.4 m² (984 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



First Floor

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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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.