



## Somerset Road, York, YO31 8SE

- No Onward Chain
- Well Maintained
- Convenient Access To City Centre
- Cul De Sac
- Off Street Parking For Multiple Vehicles
- Council Tax Band C

Guide Price £175,000

**HUNTERS®**

HERE TO GET *you* THERE

# Somerset Road, York, YO31 8SE

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £175,000\*  
BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST  
AT HUNTERS.COM SELECT AUCTIONS

A well maintained, three bedroom semi detached home just off Huntington Road offering convenient access to a range of local amenities, the city centre and York Hospital.

Upon entering the property there is an entrance hall with stairs leading to the first floor. The property has two reception rooms with interjoining double doors connecting them.

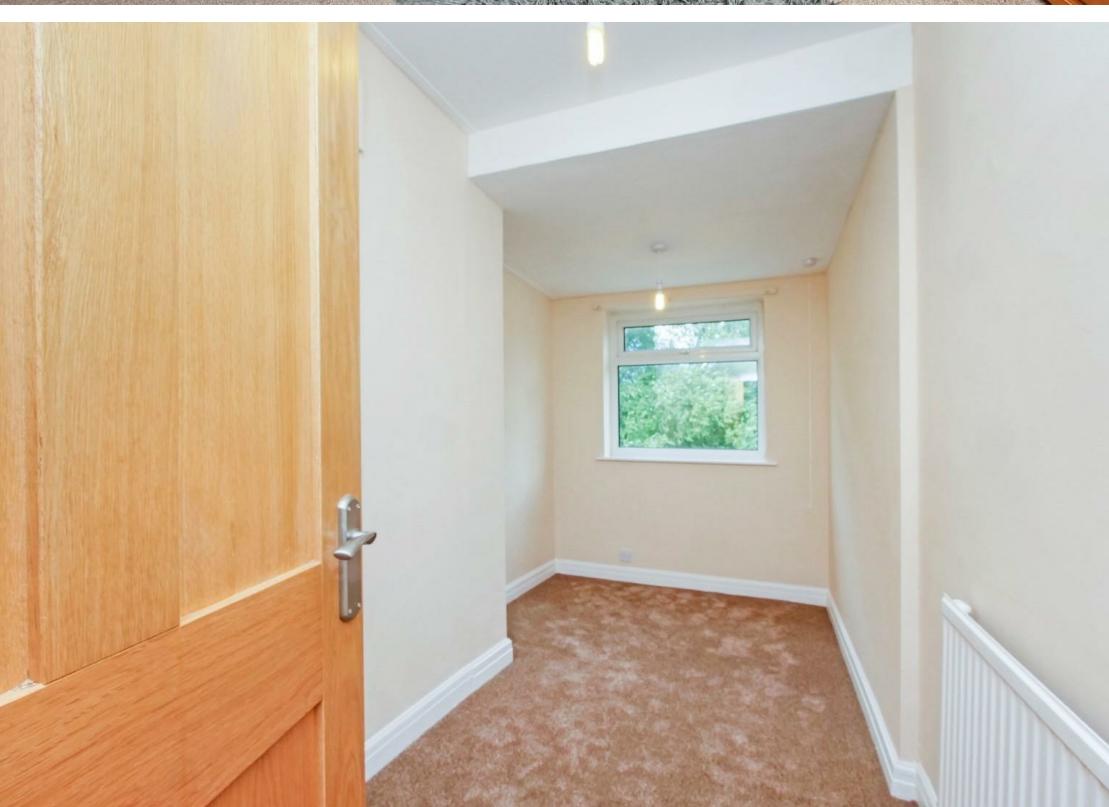
The living room has a large bay window, filling the room with natural light and a feature fireplace creating a focal point to the room. The dining room is towards the rear of the property and has a useful understairs storage cupboard and opening through to the fully fitted kitchen. The kitchen has a range of base and wall units with integrated oven and hob with extractor above, there is also space and plumbing for a free standing washing machine.

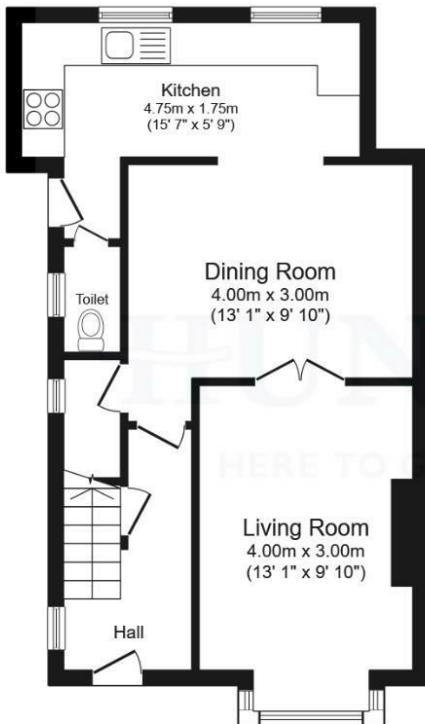
The ground floor is completed by a rear porch giving access to the W.C and an external door leading out to the side of the property.

To the first floor there are three bedrooms, two of which have built in storage and the shower room with sink and walk in shower cubicle.

Externally the property has a paved driveway to the front providing off street parking for multiple vehicles. To the rear is a low maintenance, paved garden.

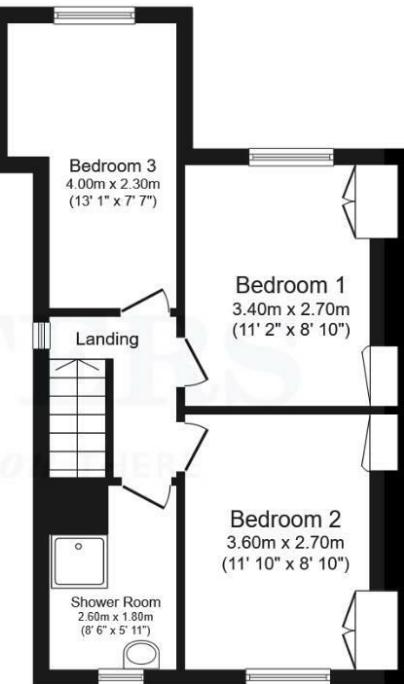






**Ground Floor**

Floor area 45.1 sq.m. (486 sq.ft.)



**First Floor**

Floor area 39.5 sq.m. (425 sq.ft.)

Total floor area: 84.6 sq.m. (911 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.