



York Avenue, Hayes, UB3 2TP

- Semi Detached House
- Modern Kitchen & Bathroom
- Long Garden
- Further Potential to Extend (STPP)
- EPC: TBC
- Three Bedrooms
- Large Reception Room
- Own Driveway
- Walking Distance to Amenities, Local Parks and Schools
- Viewing Highly recommended

Asking Price £535,000



York Avenue, Hayes, UB3 2TP

DESCRIPTION

Located in a popular residential area, this beautifully maintained three-bedroom semi-detached house offers the perfect blend of modern living and family-friendly comfort.

The ground floor features a spacious and bright reception room, ideal for both relaxing and entertaining. The modern fitted kitchen is well-equipped with contemporary appliances and ample storage. Upstairs, the property comprises three well-proportioned bedrooms, providing comfortable accommodation for families, complemented by a stylish family bathroom finished to a high standard.

Externally, the home boasts a generous rear garden, offering plenty of space for outdoor dining, children's play, or future extension potential (STPP). At the front, the property benefits from its own private driveway, providing off-street parking.

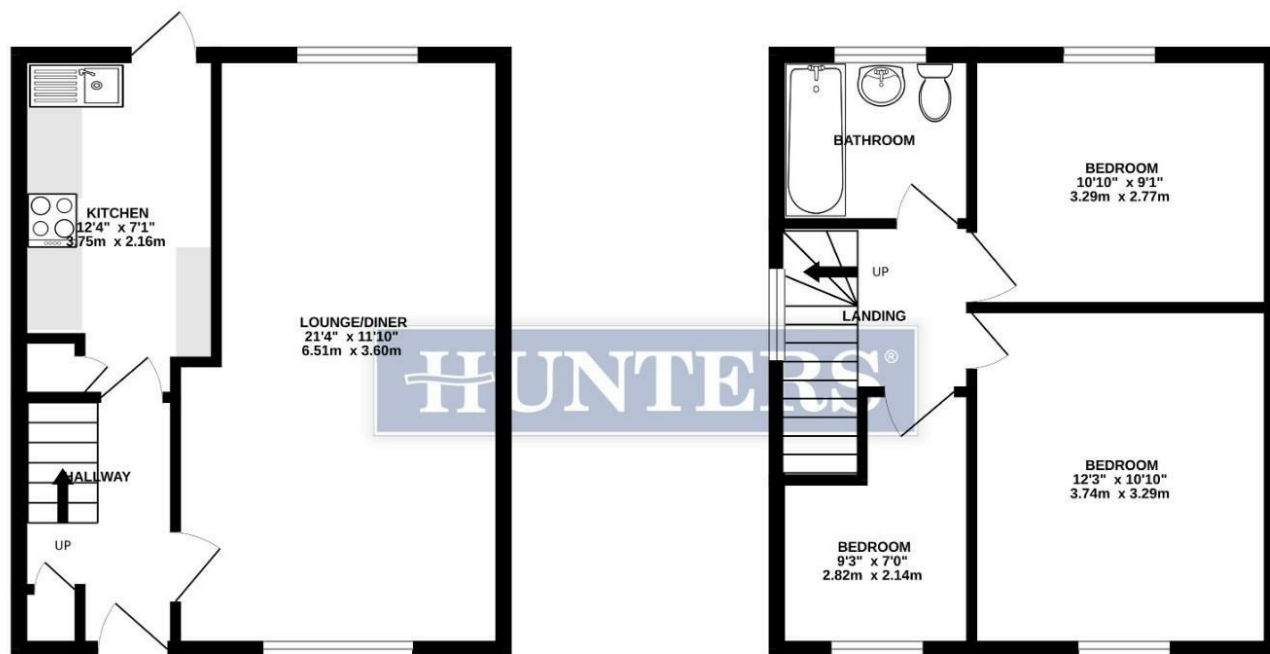
Situated within walking distance of local amenities, schools, and parks, this home is ideal for families and commuters, with excellent transport links and easy access to local bus routes and major road networks.





GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Viewings

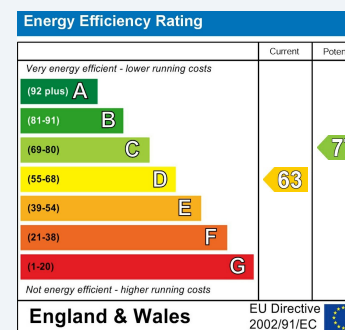
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.