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18 Chatsworth Avenue, Strensall, York, YO32 5PB

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Asking Price £265,000

*** 2 BED SEMI DETACHED PROPERTY *** WELL PRESENTED THROUGHOUT *** IMPRESSIVE SHOWER ROOM *** CONSERVATORY
*** GARAGE *** POPULAR STRENSALL LOCATION *** EPC RATING C *** COUNCIL TAX BAND C

Welcome to Chatsworth Avenue in the sought after village of Strensall to the north of York. This delightful 2 bed semi detached property is well presented throughout. Both the kitchen and shower room have been updated and its obvious that the home is well loved

You enter the property through the porch and come into a welcoming living room with modern style wood effect flooring and window to the front. The kitchen has been updated with gloss finish units and the benefit of an area for table and chairs and doors lead through to a conservatory. Upstairs are the 2 bedrooms and the updated shower room with large shower cubicle.

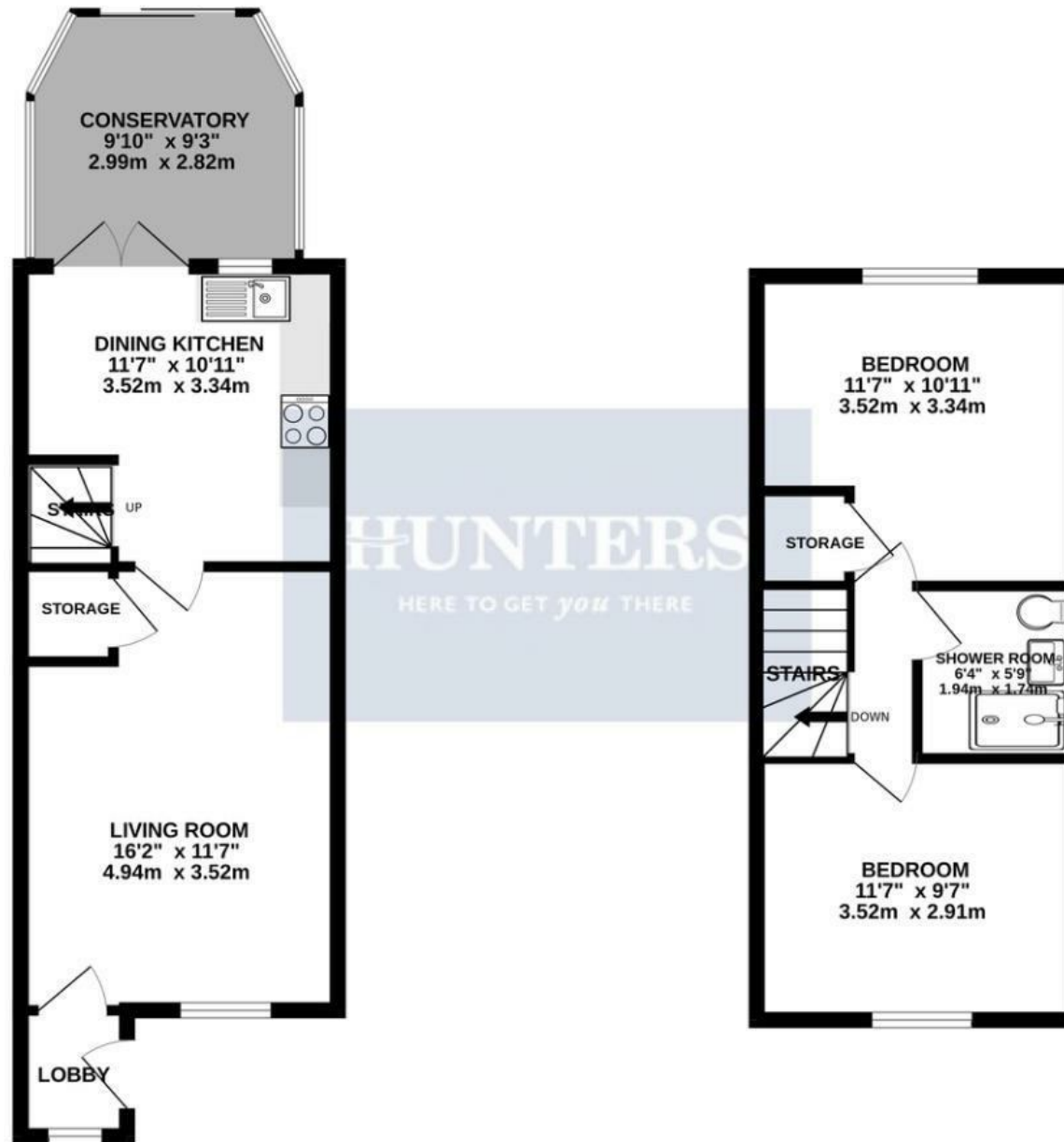
Outside there is a driveway and brick built garage as well as an enclosed rear garden which is mainly laid to lawn.

Call Hunters Haxby on 01904 750555 to book your viewing of this delightful property.

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555
haxby@hunters.com | www.hunters.com



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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.
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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		

- 2 BED SEMI DETACHED PROPERTY
- POPULAR STRENSALL LOCATION
- WELL PRESENTED THROUGHOUT
- UPDATED KITCHEN AND SHOWER ROOM
- CONSERVATORY
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND C
- EPC RATING C

Property Description

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Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer

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. 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.





