



HUNTERS[®]
HERE TO GET *you* THERE



- Semi Detached
- Enclosed Garden
- Solar Panels
- Three Bedrooms
- Off Street Parking
- EPC Rating C
- Gas Central Heating
- Walking Distance To Amenities
- Council Tax Band C

Entrance Hall

On entering the property you are welcomed into the entrance hall where there are doors to the kitchen, dining lounge, and a downstairs W.C. There is also the stairs to the first-floor accommodation.

Kitchen

The kitchen is fitted with a range of base and wall units with coordinating worktops. There is a stainless steel sink with a mixer tap, an integrated gas hob and electric oven, space and plumbing for additional appliances (washing machine & fridge freezer) and space for a table and chairs. There is also a central heating radiator and a window to the front elevation.

Lounge Diner

Located to the rear elevation, the lounge diner has space for both living and dining furniture. The window and glazed french doors provide views and access into the rear garden. Also accessed from the living room is a useful understairs storage cupboard. There is also a central heating radiator.

W.C

The downstairs W.C comprises a toilet and a handwash basin.

First Floor

To the first floor, the landing provides access to three bedrooms

Bedroom One

This double bedroom has a central heating radiator and two windows to the rear elevation.

Bedroom Two

This double bedroom has a central heating radiator and a window to the front elevation.

Bedroom Three

This single bedroom has a central heating radiator and a window to the front elevation.

Bathroom

The bathroom comprises a white suite including a bath with a shower over and glass shower screen, a pedestal hand wash basin and a toilet.

External

To the front of the property, there is a grass lawn with the addition of a copper beech tree. There is also a path leading to the front door.

To the rear of the property is an enclosed garden which is mainly laid to lawn with the addition of a paved seating area.

Accessed from the rear there is a graveled area to the side of the property which provides off-street parking.

Additional Information

Tenure: Freehold

Gas Central Heating

Double Glazed Windows

EPC Rating: C

Council Tax Band: C

Solar Panels on the south elevation roof at the front

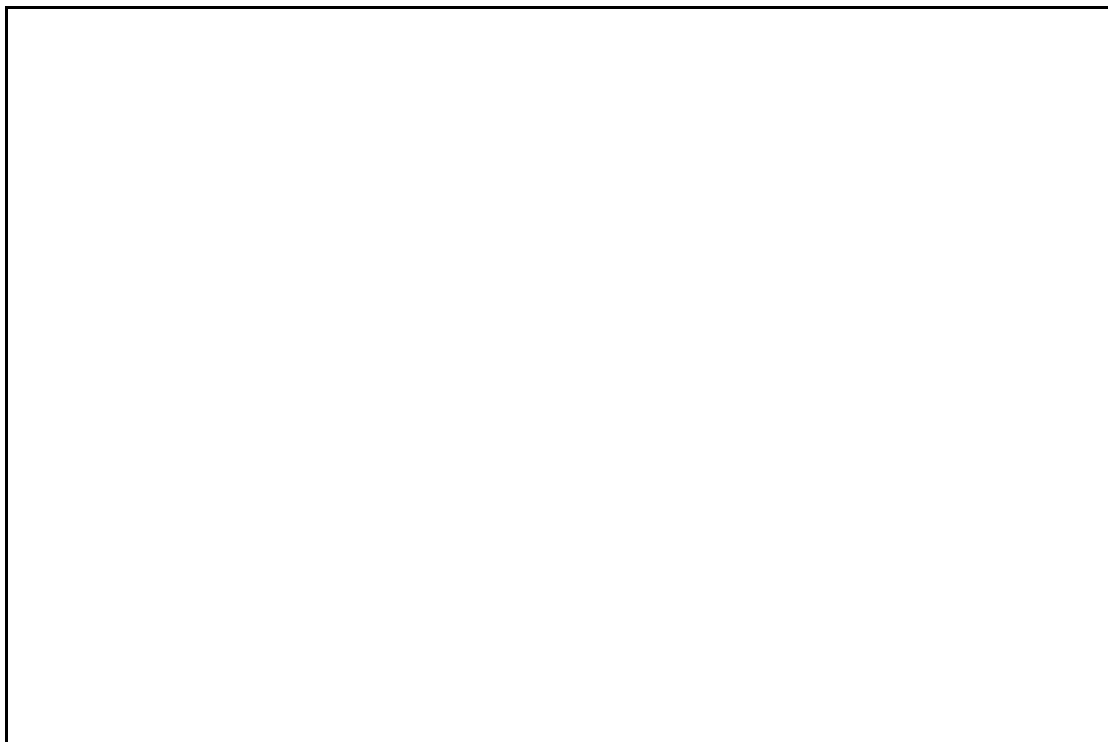
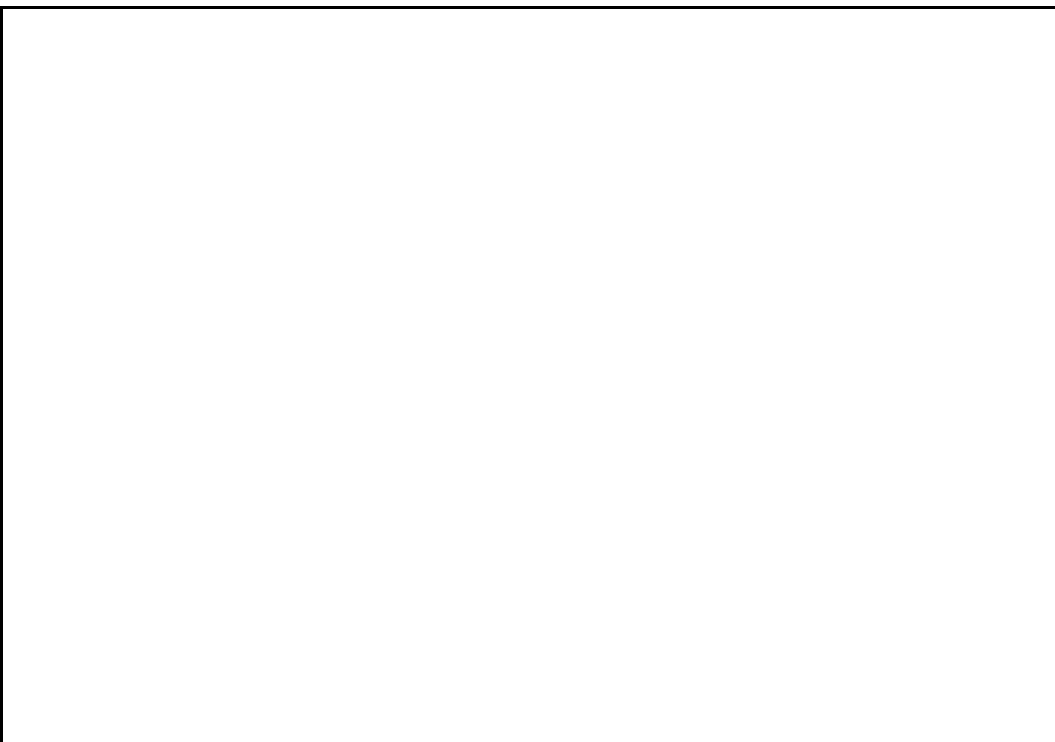
Agents Notes: Please be advised that there is a TPO (Tree Preservation Order) on the Copper Beech Tree to the front of the property

Disclaimer

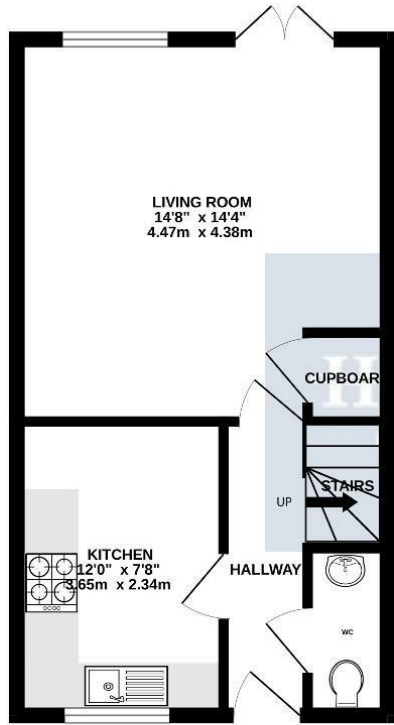
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



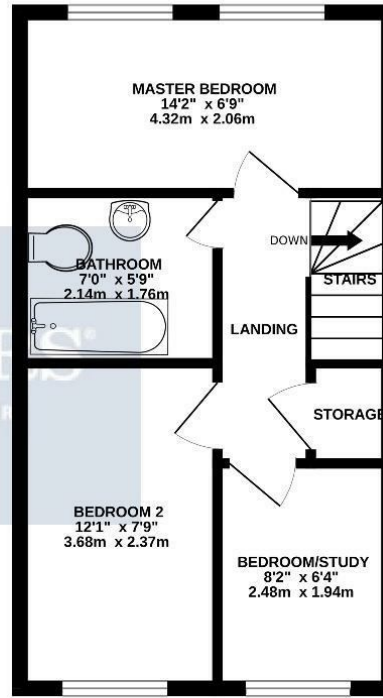




GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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