

# HUNTERS®

HERE TO GET *you* THERE



**Burtree Avenue**  
Skelton, York, YO30 1YT

£395,000



# 11 Burtree Avenue

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## ACCOMMODATION

Enter via UPVC double glazed door

## ENTRANCE HALL

Coat cupboard, radiator, stairs to first floor

## LIVING ROOM

UPVC double glazed bay and additional window to the front, stone fireplace housing coal effect gas fire, 2 x radiators

## BREAKFAST KITCHEN

Spacious kitchen with space for a small kitchen table and chairs, range of fitted wall and base units, space for oven and appliances, double sink drainer with UPVC double glazed window offering views of the rear garden, radiator

## DINING ROOM

UPVC double glazed sliding doors to the garden, radiator

## DOWNSTAIRS WC

Pedestal wash hand basin, low level wc, radiator, understairs storage area, UPVC double glazed opaque window to the side

## FIRST FLOOR LANDING

UPVC double glazed window to the side giving plenty of light to the landing

## BEDROOM 1

Fitted wardrobes, UPVC double glazed window to the rear, radiator

## BEDROOM 2

UPVC double glazed window to the front, radiator

## BEDROOM 3

Shower cubicle with plumbed in shower, UPVC double glazed windows to the front and side, radiator

## BEDROOM 4

UPVC double glazed window to the rear, radiator, airing cupboard, housing hot water cylinder

## BATHROOM

Bath with electric shower over, pedestal wash hand basin, close coupled wc, radiator, UPVC double glazed opaque window to the side

## OUTSIDE

Driveway leads to the attached garage with up and over door, garden to the front, to the rear is a paved area and much loved established and well planted garden with greenhouse and shed. A must see garden!

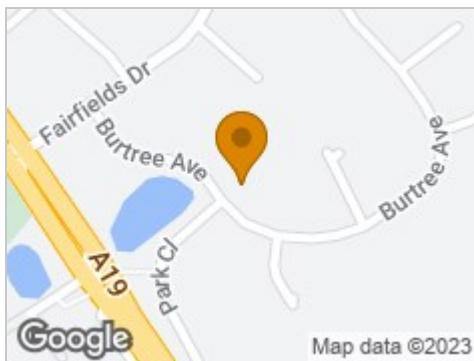
## COUNCIL TAX & EPC RATINGS

City of York Council has this property listed as in Band E which is £2310.06 per annum for the 2022/23 financial year as of April 1st 2022

The Energy Efficiency Rating is currently 64 (D) with a potential of 82 (B)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Burtree Avenue, YO30

Approximate Gross Internal Area  
 Ground Floor = 68.0 sq m / 732 sq ft  
 First Floor = 59.6 sq m / 642 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 143.1 sq m / 1541 sq ft

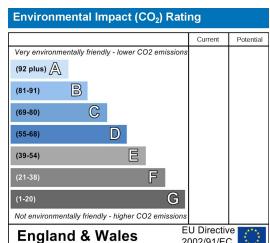
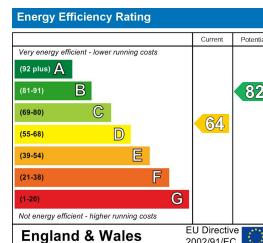


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID815009)

## Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.