



Elmfield Avenue, , York, YO31 9LX

- Traditional Three Bedroom Semi-Detached
- Generous Garden
- COUNCIL TAX BAND C
- Extended
- Impressive Views

Offers In The Region Of £385,000



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DESCRIPTION

This traditional bay fronted three bedroomed semi-detached property, located in the very popular Huntington area, benefits from good local amenities and the well-regarded Huntington school, as well as having excellent access to the York ring road and the national network beyond. The property has been extended to the side and rear, and has gas fired central heating and UPVC double glazing throughout.

The ground floor accommodation briefly comprises; entrance hall, bay-fronted dining room, lounge, wc/shower room, office and L-shaped kitchen with fitted base and wall units, gas cooker hob, plumbing for washing machine and dryer and built in electric fan oven.

To first floor are two double bedrooms one with fitted wardrobes and shower cubicle, a further single bedroom, currently fitted out as a dressing room, and the house bathroom.

To the exterior there is a driveway and gravelled front garden with surrounding hedge. To the rear, the property does not fail to impress with a rear lawned garden, and beautiful open views of the neighbouring Heworth Golf Club course.

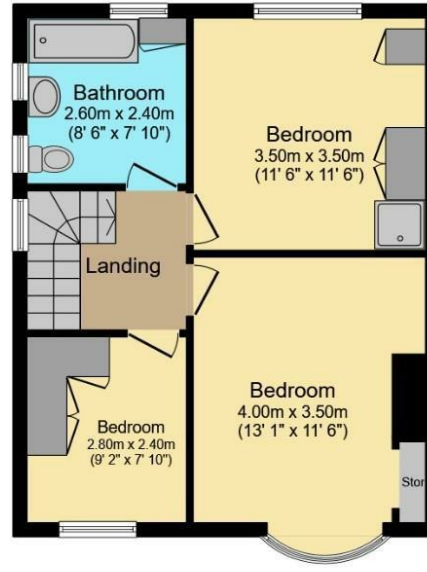
This is a Freehold property. Council Tax Band C.







Ground Floor



First Floor

Total floor area 118.8 m² (1,279 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

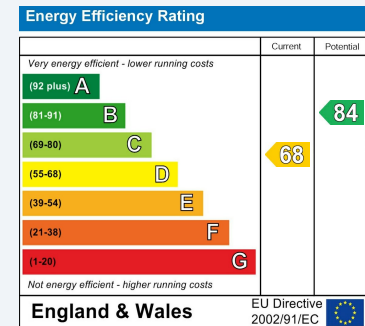
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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