



Nevinson Grove, , York, YO10 4HR

- EXTENDED THREE BEDROOM SEMI-DETACHED
- SOUGHT-AFTER LOCATION
- EPC RATING D
- NO CHAIN
- COUNCIL TAX BAND C

£450,000



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DESCRIPTION

Situated within the popular residential location of Fulford, approximately 2 miles from York City Centre, is this beautifully presented three bedroom, extended semi-detached home.

The property benefits from easy access to the University of York, spacious proportions throughout with neutral, modern decor and sits on a generous plot. This lovely home also lies within the sought-after catchment for Fulford School and has access to many local amenities including shops, supermarkets, cafe's and restaurants.

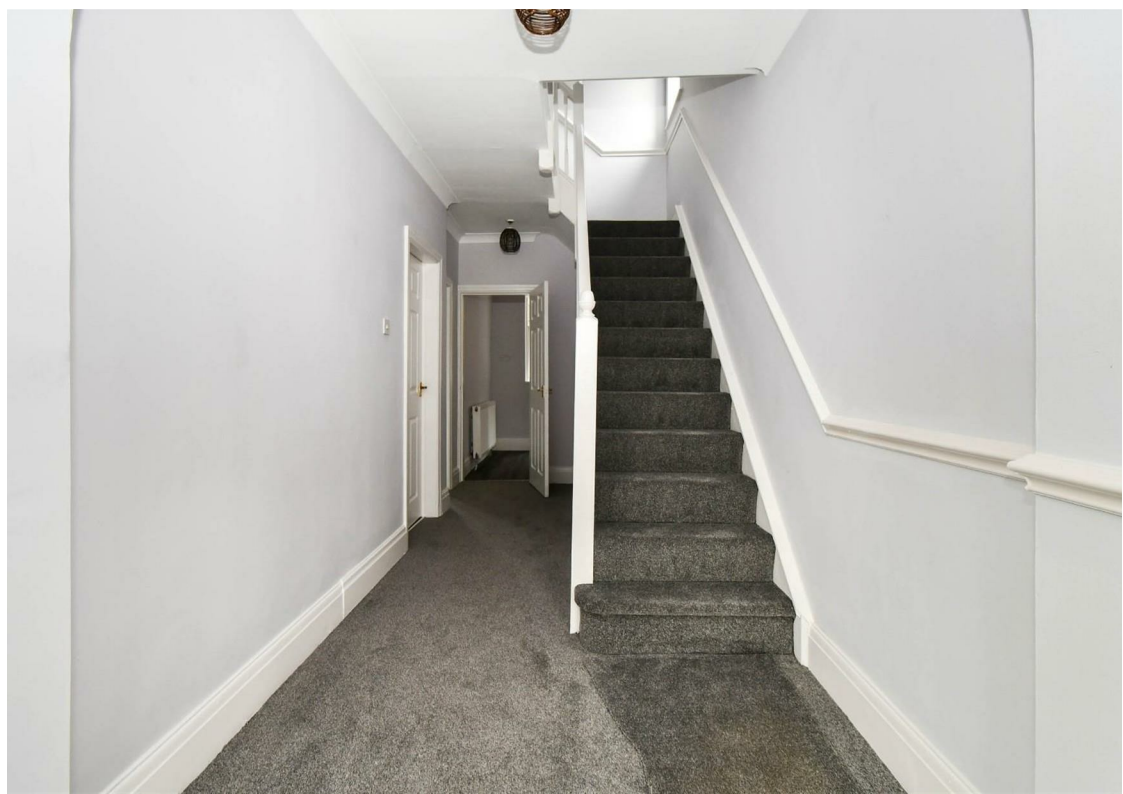
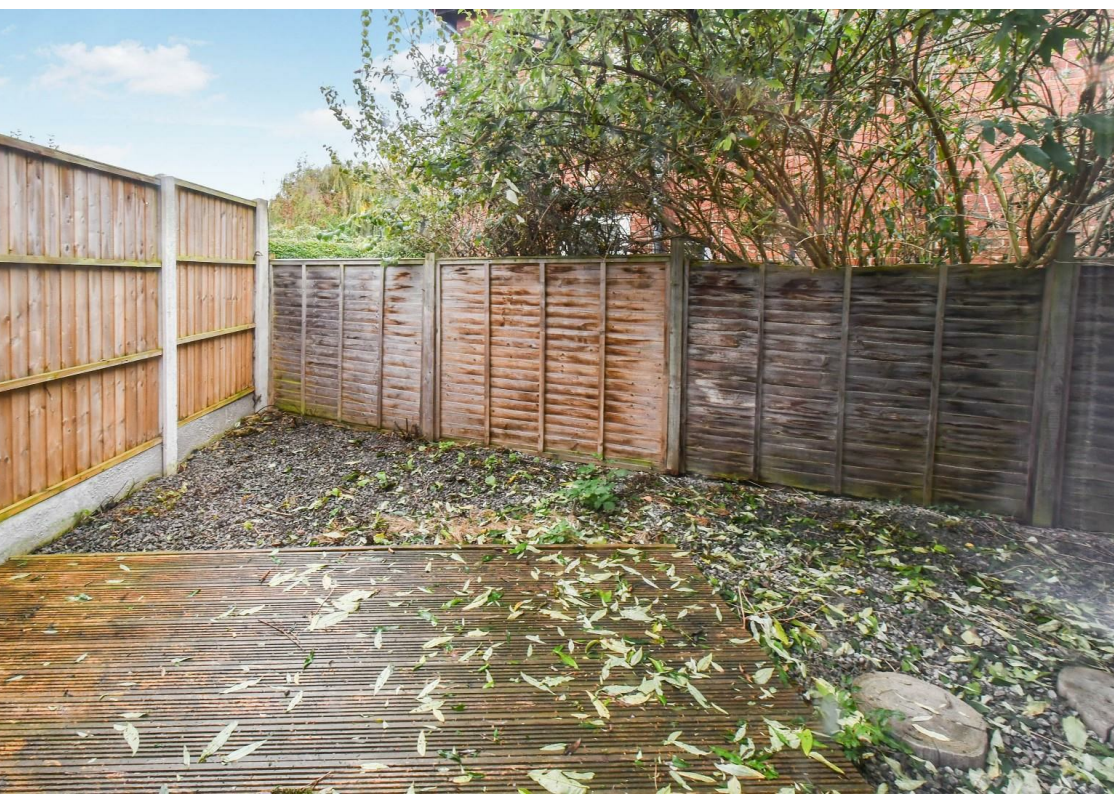
The layout comprises of a sizeable entrance hall with multi-aspect windows providing lots of natural light into the hub of this lovely home, a bay-fronted lounge, dining room with patio doors leading out onto the rear garden.

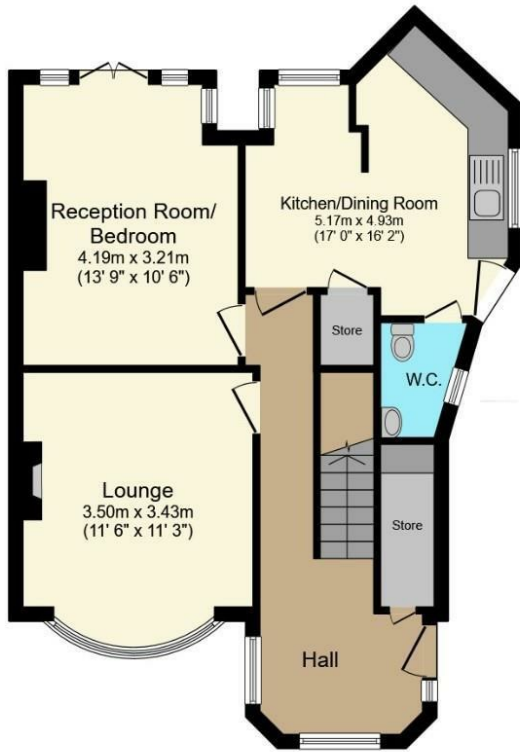
The kitchen/diner provides ample space for breakfast-dining and features in-built appliances. Multiple storage cupboards and a ground floor wetroom complete the ground floor.

To the first floor are two double bedrooms, a single bedroom, family bathroom and W.C.

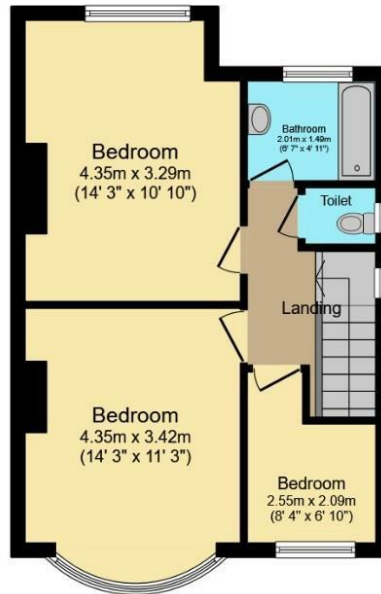
To the exterior of the property is a well-maintained lawn garden, off street parking to the side, and an enclosed rear garden with decking. The property is double glazed throughout and has gas central heating. Offered with No Onward Chain!







Ground Floor



First Floor

Total floor area 96.7 sq.m. (1,041 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

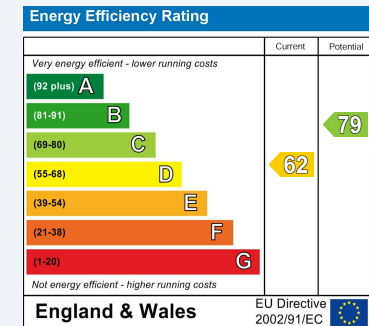
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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