



Galtres Road, , York, YO31 1JP

- SOUGHT AFTER LOCATION
- APPROXIMATELY 2 MILES TO CITY CENTRE
- GARDEN
- EPC - D

- LOUNGE DINER
- NO ONWARD CHAIN
- COUNCIL TAX BAND - C

£280,000



Galtres Road, , York, YO31 1JP - £280,000

DESCRIPTION

A three bedroom, semi detached home in a sought after location just off Stockton Lane.

Upon entering the property you have an entrance hall with stairs leading to the first floor. from the hallway you enter the full length living/dining room, filled with light from a large window to the front and patio doors to the rear.

There is also a feature fireplace providing a focal point to the room.

From the living room you have an inner hallway providing access to the rest of the ground floor rooms. You have a kitchen with a range of base and wall units, integrated oven with hob and extractor fan above as well as space and plumbing for a free standing washing machine and fridge freezer.

The family bathroom has a sink and walk in, accessible, bath and then a separate toilet. A double bedroom completes the ground floor.

To the first floor you have two further double bedrooms.

Externally the property has a front garden with driveway leading down the side to the detached garage. The extremely private rear garden back n to open fields and is largely laid to lawn with mature borders and a patio seating area.

The space to the rear of the property means further extension would be possible (subject to necessary permissions) meaning potential for somebody to create a stunning family home.

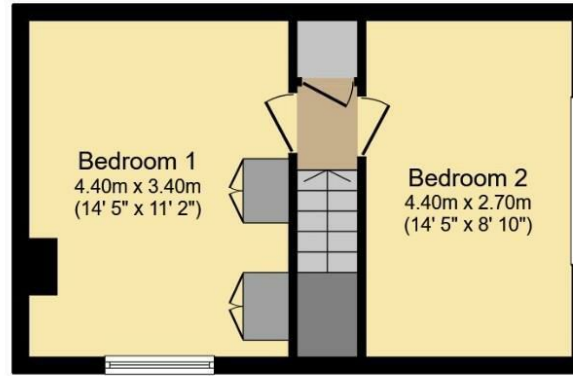
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 86.4 sq.m. (930 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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