

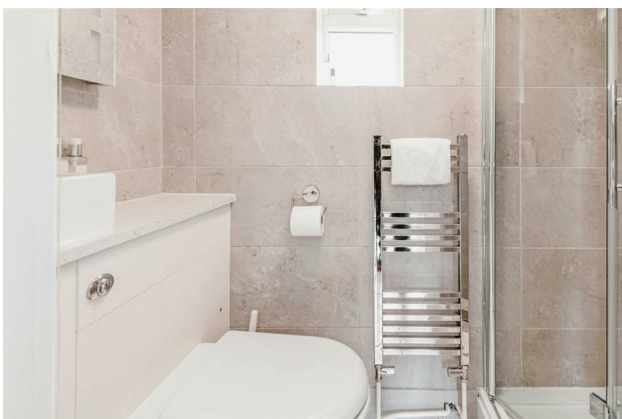
# HUNTERS<sup>®</sup>

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91 Heworth Green, York, YO31 7TL

£550,000

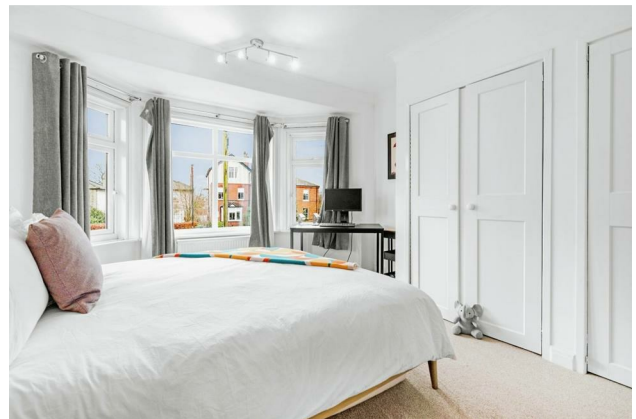
Property Images



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Total floor area 148.1 m<sup>2</sup> (1,594 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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

A stunning, three bedroom semi detached home in a sought after location less than a mile from York's historic city walls with a substantial rear garden.

Upon entering the property you have a bright, spacious entrance hall with stairs leading to the first floor.

The lounge is located to the front of the property and has a large bay window allowing in plenty of light as well as an attractive log burner creating a focal point to the room.

There is a second reception room to the rear of the property, currently used as a dining room with patio doors leading out to the rear garden.

The modern kitchen features a range of base and wall units with breakfast bar. there is an integrated eye level double oven as well as hob with extractor above and space for a free standing dishwasher.

Beyond the kitchen is a utility room with units, sink and plumbing for washing machine and tumble drier. The ground floor is completed by a shower room with sink and W.C.

To the first floor you have three bedrooms, the main with ensuite shower room, comprising double sinks, W.C and walk in shower cubicle.

The family bathroom completes the internal accommodation with sink, W.C and bath.

Externally you have a driveway to the front providing off street parking for multiple vehicles. Gated access to the side of the property leads to the garage and generous rear garden. The garden is largely laid to lawn with a variety of raised beds, mature borders and patio seating areas.

Viewing of this property is highly recommended to truly appreciate the quality of accommodation on offer.

## Features

- BEAUTIFULLY PRESENTED • MODERN THROUGHOUT • STUNNING GARDEN • GARAGE • ENSUITE • LESS THAN A MILE FROM CITY WALLS