



Swann Street, York, YO23 1AF

- THREE BEDROOM DUPLEX
- UTILITY AREA
- CLOSE TO CITY CENTRE
- PRIVATE LAWNED GARDEN
- EXCELLENT LOCAL AMENITIES
- CONVENIENT ACCESS TO YORK STATION

£240,000



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DESCRIPTION

A spacious, duplex property with a private garden less than quarter of a mile from the hugely popular Bishopthorpe Road.

The property is accessed via a private entrance hall with utility area that has plumbing for a washing machine and tumble drier, stairs leading to the first floor.

On the first floor you first enter a flexible space, currently used as a dining area but equally suitable for a variety of uses such as a home office or seating area. There is a lounge with two windows allowing in plenty of natural light.

The kitchen features a range of base and wall units with integrated oven, with hob and extractor. There is space for free standing fridge, as well as a cupboard housing the gas combi boiler. A W.C with sink completes the first floor.

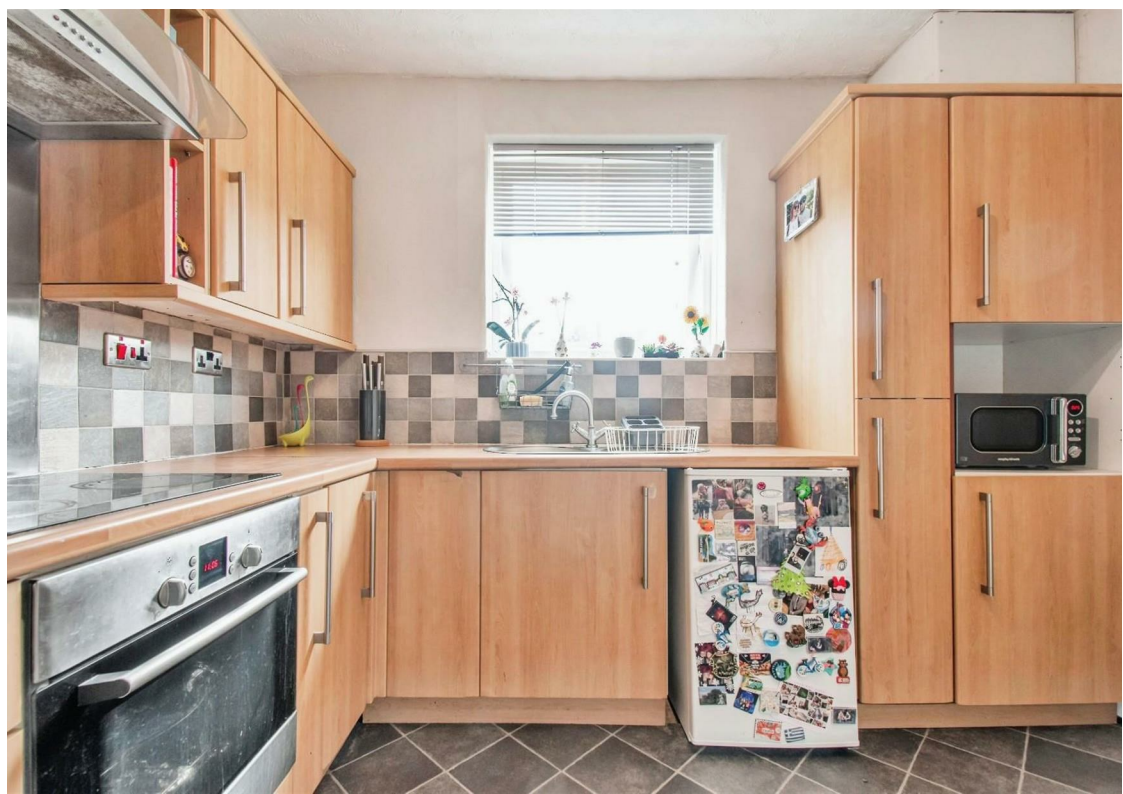
To the second floor you have three, well proportioned bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property has the bonus of a lawned garden with a perimeter fence and gated access as well as a decked seating area and brick built storage shed.

Swann Street is conveniently located just a short walk from the Bishopthorpe Road parade of shops, cafés and restaurants. It offers convenient access to both the city centre and the train station.

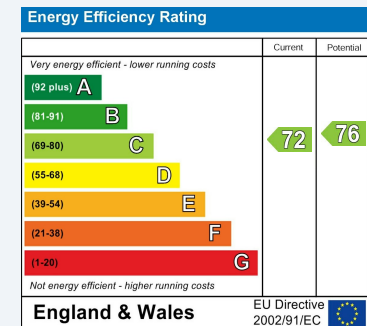
Viewing of this property is highly recommended to truly appreciate all it has to offer.





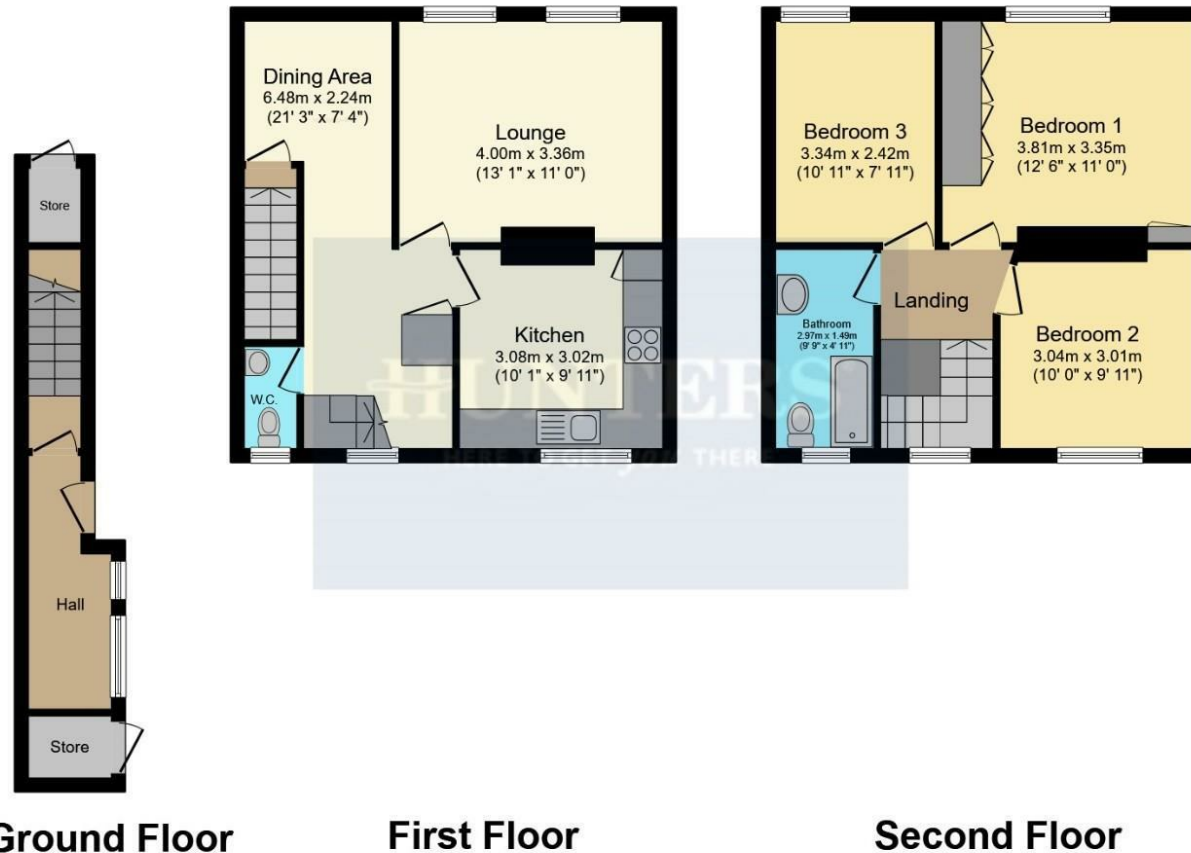
ENERGY PERFORMANCE CERTIFICATE

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.

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.



Total floor area 91.1 m² (980 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). Powered by www.focalagent.com

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.



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