



## Burnholme Drive, York, YO31 0LQ

- FIVE BEDROOMS
- POTENTIAL TO CREATE A SELF CONTAINED ANNEX
- POPULAR LOCATION
- CORNER PLOT
- THREE SHOWER ROOMS
- CONVENIENT ACCESS TO CITY CENTRE

**£525,000**





# Burnholme Drive, York, YO31 0LQ

## DESCRIPTION

A spacious, five bedroom detached home in a popular residential location offering potential for a self contained annex if required.

Upon entering the property you have a spacious entrance hall with storage cupboard and ground floor shower room.

The first of the reception rooms is found to the front of the property and has a large bay window as well as a feature fireplace creating a focal point to the room. Double doors from the sitting room lead through to a further reception room.

The modern kitchen, living diner enjoys a wealth of base and wall units as well as a mixture of free standing and integrated appliances. Just off the living area is a further entrance hall with door leading out to the side of the property.

The rear of the property has been extended to create a ground floor bedroom with ensuite wet room comprising sink, W.C and accessible shower.

To the first floor you have three bedrooms and a further shower room with sink, W.C and walk in shower cubicle.

The second floor houses a further bedroom.

Externally the property enjoys a corner plot with lawned gardens to two sides. There is also a driveway providing off street parking for two cars leading to storage space with up and over door. There is also an enclosed, private courtyard.

Viewing of this property is highly recommended to truly appreciate all that 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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.

**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 175.1 sq.m. (1,884 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](mailto: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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