



Roseberry Grove, , York, YO30 4SU

- SOLD WITH NO ONWARD CHAIN
- EXCELLENT POTENTIAL TO EXTEND (STPP)
- LARGE REAR GARDEN
- GROUND FLOOR WC
- MODERN END TOWN HOUSE
- CLOSE TO MANY LOCAL AMENITIES
- GARAGE

Guide Price £270,000



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DESCRIPTION

Sold with no onward chain, this is a modern two double bedroomed end town house situated in this well served and very popular residential area.

The property is an ideal buy for a family who may look to expand as the property has huge potential to extend over the garage and to the rear (subject to planning consent). Occupying a well-proportioned plot in this quiet cul-de-sac, close to the Clifton Moor retail park and with excellent access to the York ring road and further road network beyond.

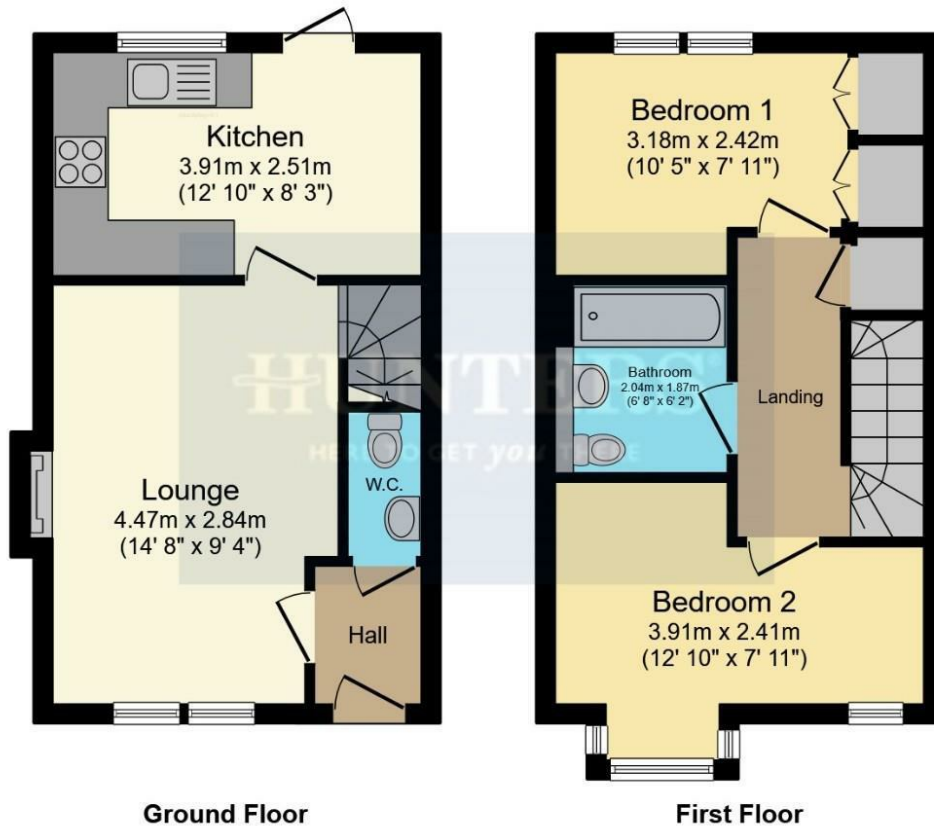
Benefitting from gas fired central heating and UPVC double glazing the accommodation briefly comprises, entrance hall, cloaks WC, lounge, dining kitchen with fitted base and wall units, integral electric oven four ring gas hob and extractor fan hood, plumbing for washing machine, enameled sink drainer with chrome mixer taps over, door to rear garden.

To the first floor is a galleried landing, two double bedrooms, bedroom one with double fitted wardrobes, three-piece house bathroom with shower and screen over bath.

Outside to the front is a lawned garden, driveway with off road parking leading to single garage, access to the rear is via a timber gate which leads to a spacious enclosed garden with flagged patio area, timber fence to perimeter and outside water tap.







Total floor area 57.5 sq.m. (619 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

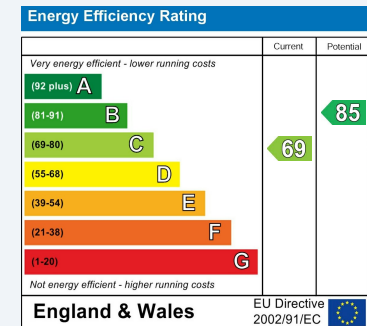
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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