



Blenheim Court, York, YO30 5WD

- WELL PRESENTED
- GARDEN
- ENSUITE
- GARAGE
- POPULAR LOCATION
- UTILITY ROOM

£390,000



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DESCRIPTION

A well-presented, three bedroom detached home in the popular Rawcliffe area of York.

Upon entering the property you have an entrance hall with ground floor W.C. The lounge is to the front and has a bay window filling the room with natural light as well as a feature fireplace creating a focal point to the room.

To the rear you have the kitchen diner, there is a range of base and wall units with integrated appliances, there is also ample space for dining table and chairs. The ground floor is completed by the useful utility room with sink and space and plumbing for free standing washing machine and drier, a door leads to the integral garage and an external goes to the garden.

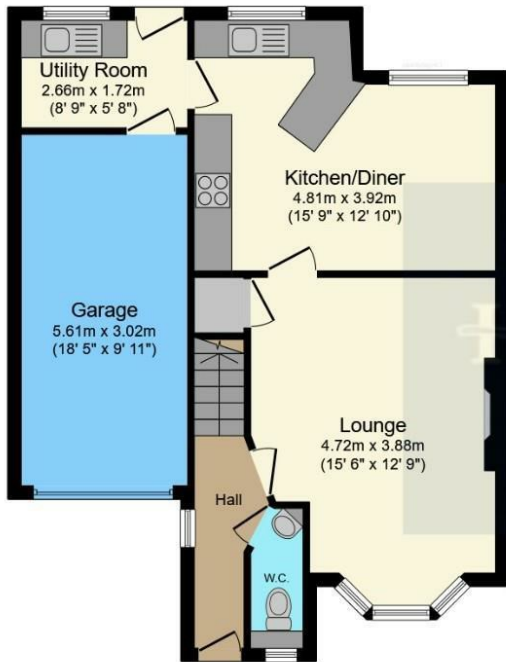
To the first floor you have 3 bedrooms, the main has ensuite shower room and two have fitted wardrobes. The modern family bathroom has sink and W.C with vanity unit as well as P-Shaped bath with shower over.

Externally you have a driveway providing off street parking and a lawned front garden. To the rear is an enclosed garden with summer house.

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



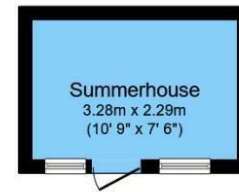




Ground Floor



First Floor



Outbuilding

Total floor area 122.1 sq.m. (1,314 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

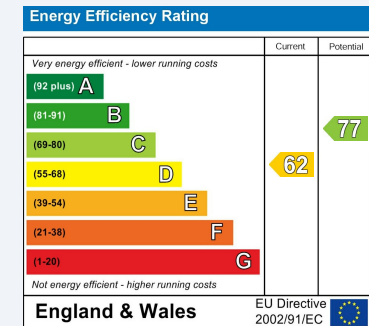
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

