



St. Marks Grove, , York, YO30 5TS

- THREE BEDROOM DETACHED
- OFF ROAD PARKING FOR MULTIPLE CARS
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- DETACHED SINGLE GARAGE

£290,000



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DESCRIPTION

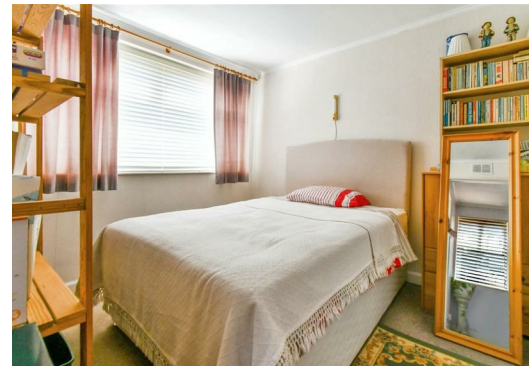
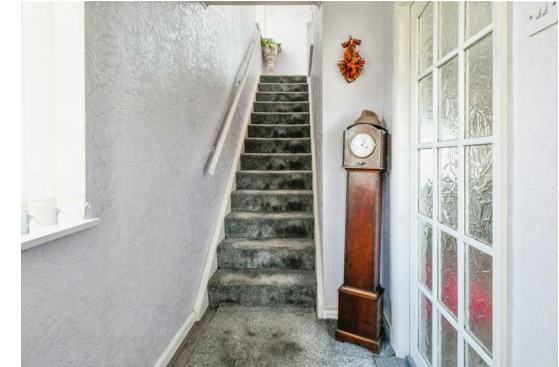
Hunters presents this three-bedroom detached family home in the heart of Rawcliffe, York. The area boasts a wide range of local amenities including local shops within walking distance, Rawcliffe Primary School and excellent access to York outer ring road, A64 and Clifton Moor retail park.

The outside of the home offers a paved driveway for multiple cars with gated access to the private rear garden and detached single garage.

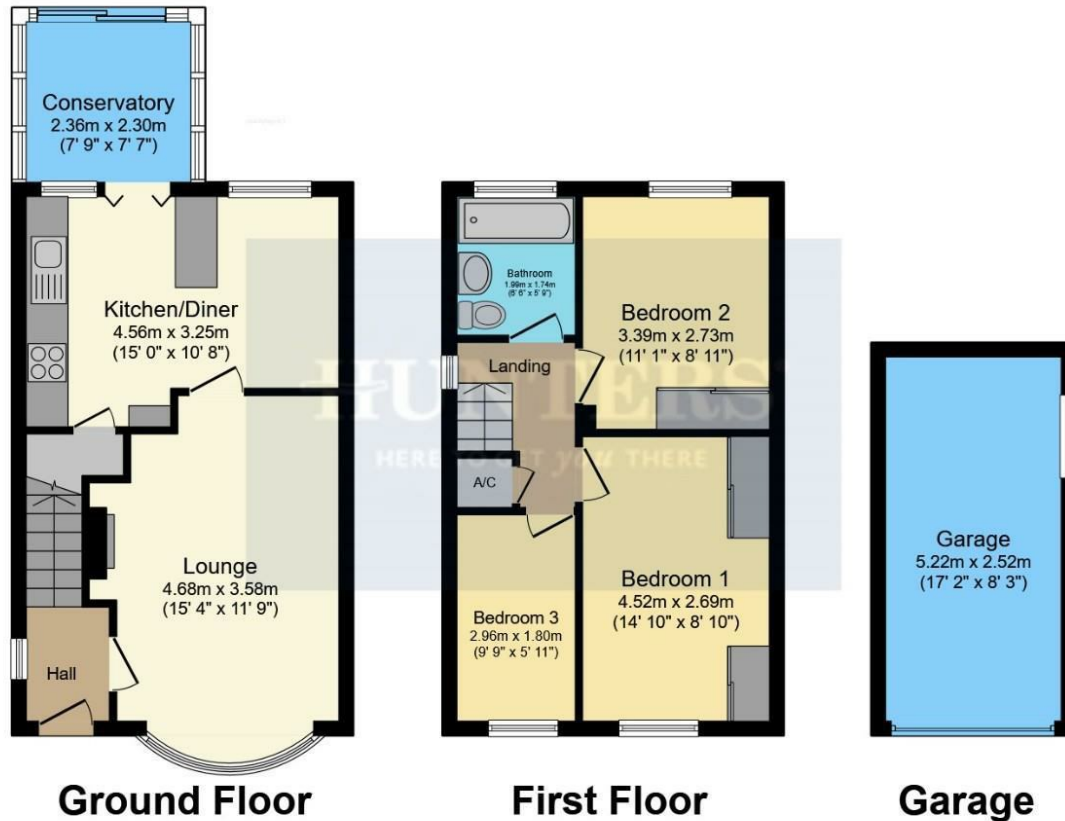
The ground floor accommodation provides an entrance hallway with stairs leading to the first-floor landing. To the right of the hallway, you enter a spacious living room with an electric fire to draw a focal point to the room and a bay window to the front elevation, allowing plenty of natural light to flood the room. Furthermore, the home offers an open plan dining room and fitted kitchen with a range of wall and base units and access through to the rear conservatory.

The first-floor accommodation allows three bedrooms, two of which are generous doubles and a house, three-piece bathroom suite to complete this lovely family home.

A viewing is highly advised to appreciate all this home has to offer.







Total floor area 87.5 m² (942 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

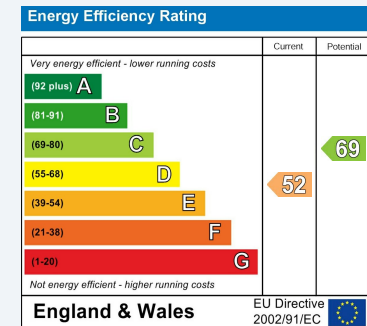
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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