



Burnholme Drive, , York, YO31 0LL

- POPULAR LOCATION
- INTEGRAL GARAGE
- COUNCIL TAX BAND C
- WELL PRESENTED
- LOUNGE DINER
- EPC RATING D

£325,000



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DESCRIPTION

A three bedroom, semi detached property in the popular Burnholme area of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor. There is a through lounge diner running the full length of the property with an arch in the middle. The lounge area has a feature fireplace creating a focal point and bay windows to the front and rear allow in plenty of natural light.

The kitchen has a range of base and wall units with integrated appliances and a door leading through to the integral garage.

To the first floor you have three bedrooms, two of which have bay windows and fitted wardrobes.

The family bathroom completes the internal accommodation with its sink, W.C and bath with shower over.

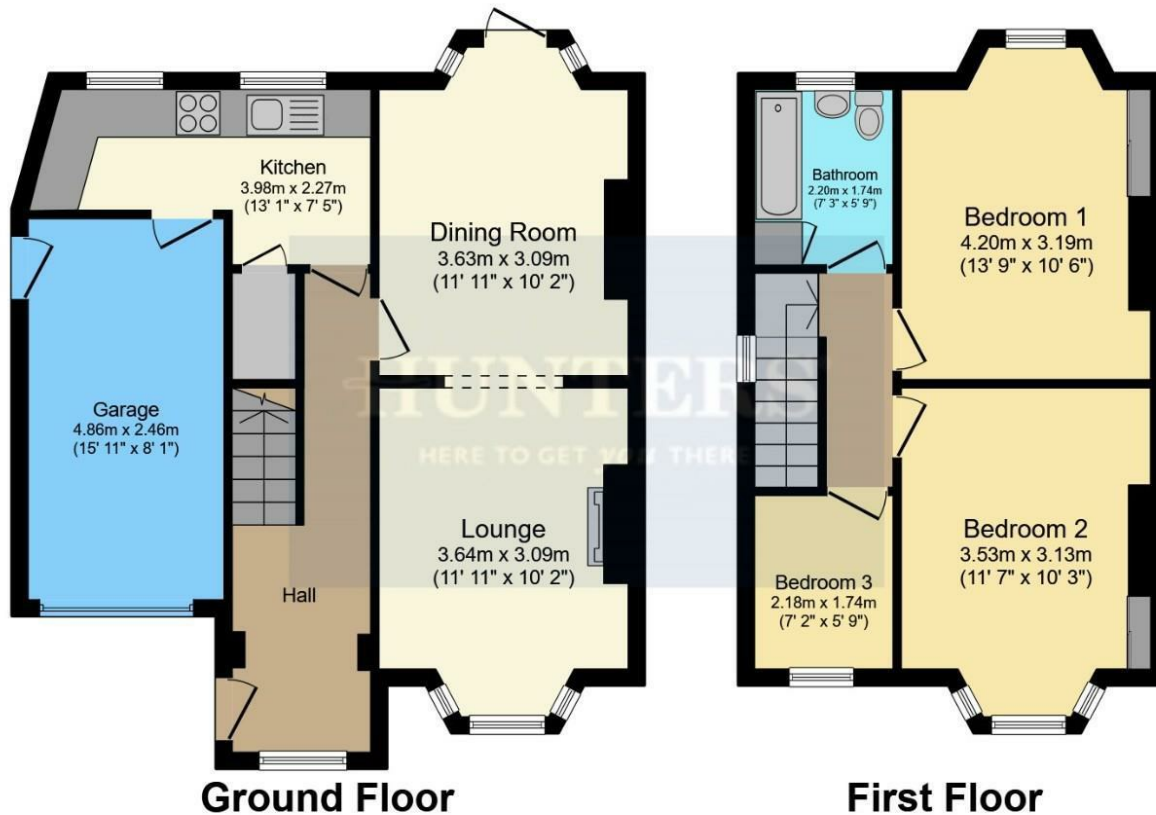
Externally there is a driveway to the front providing off street parking, to the rear is a private lawned garden.

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

*Photos taken prior to the current tenancy.







Total floor area 93.4 m² (1,005 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

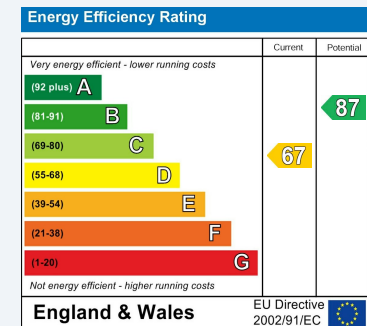
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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