



Blenheim Court, , York, YO30 5WD

- POPULAR LOCATION
- DRIVEWAY FOR MULTIPLE VEHICLES
- WELL PRESENTED
- EPC RATING D
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND C

£269,500



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DESCRIPTION

Offered with No onward chain a beautifully presented, two bedroom, semi-detached home positioned on a cul-de-sac in the popular Rawcliffe area of York.

Upon entering the property you have an entrance hall leading through to the open plan lounge diner with feature fireplace, window to the front elevation and understairs storage cupboard.

The ground floor is completed by the modern kitchen with a range of base and wall units, with integrated appliances and space for a free standing fridge freezer.

To the first floor you have two double bedrooms and the family bathroom with sink, W.C and "P-Shaped" bath with shower over.

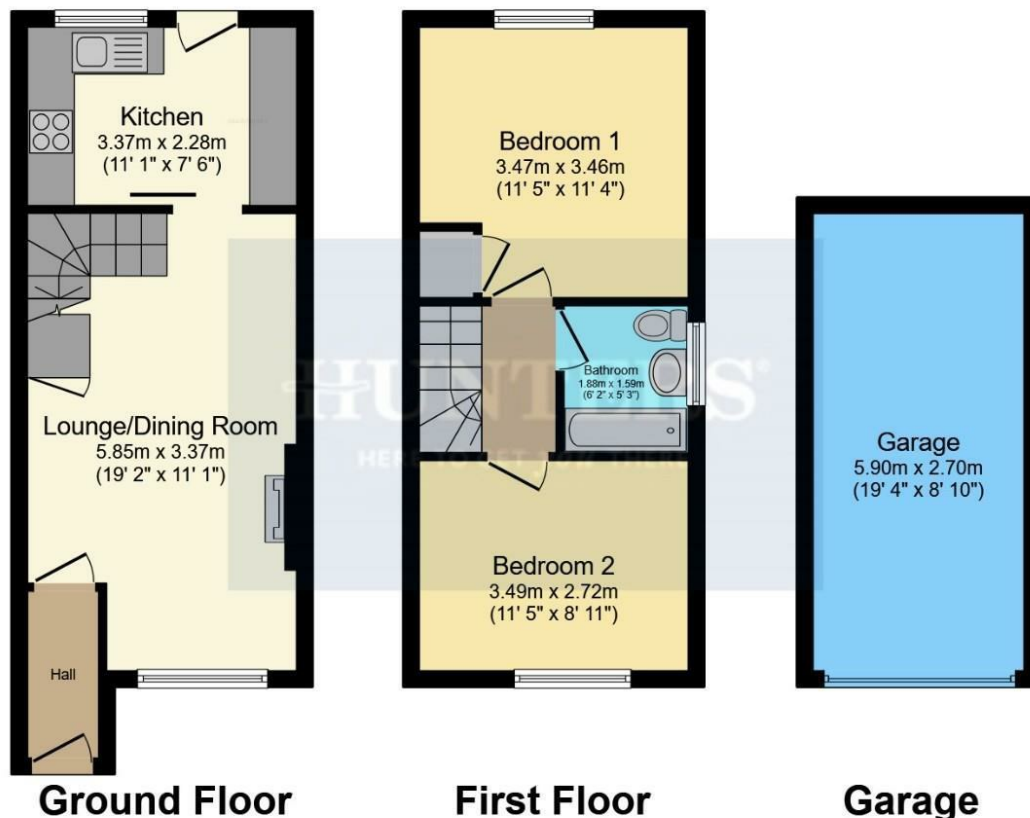
Externally you have a lawned front garden with driveway providing off street parking for multiple vehicles. The driveway leads to the detached garage and rear garden which is largely laid to lawn with patio seating areas.

Blenheim Court is conveniently situated for access to the outer ring road as well as the city centre with a regular bus service available. Clifton Moor retail park is also found close by.

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







Total floor area 73.4 m² (790 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

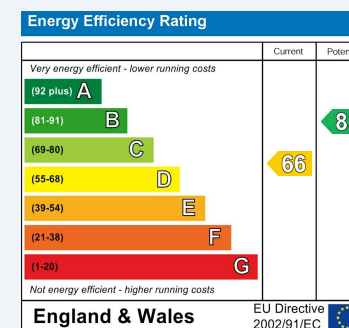
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.