



Waterman Court, , York, YO24 3FB

- OFF STREET PARKING
- WORKSHOP
- COUNCIL TAX BAND C
- CONSERVATORY
- WELL PRESENTED
- EPC RATING D

£240,000



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DESCRIPTION

A beautifully presented, two bedroom end townhouse with a workshop in a sought after residential location.

The property is accessed via a side door which leads to an entrance hall with understairs storage cupboard. To the front of the property you have the kitchen with its range of base and wall units, breakfast bar and space and plumbing for free standing appliances.

The lounge diner is found to the rear of the property and has a feature fireplace creating a focal point to the room, stairs to the first floor and sliding doors lead through to the conservatory which in turn has double doors leading to the garden.

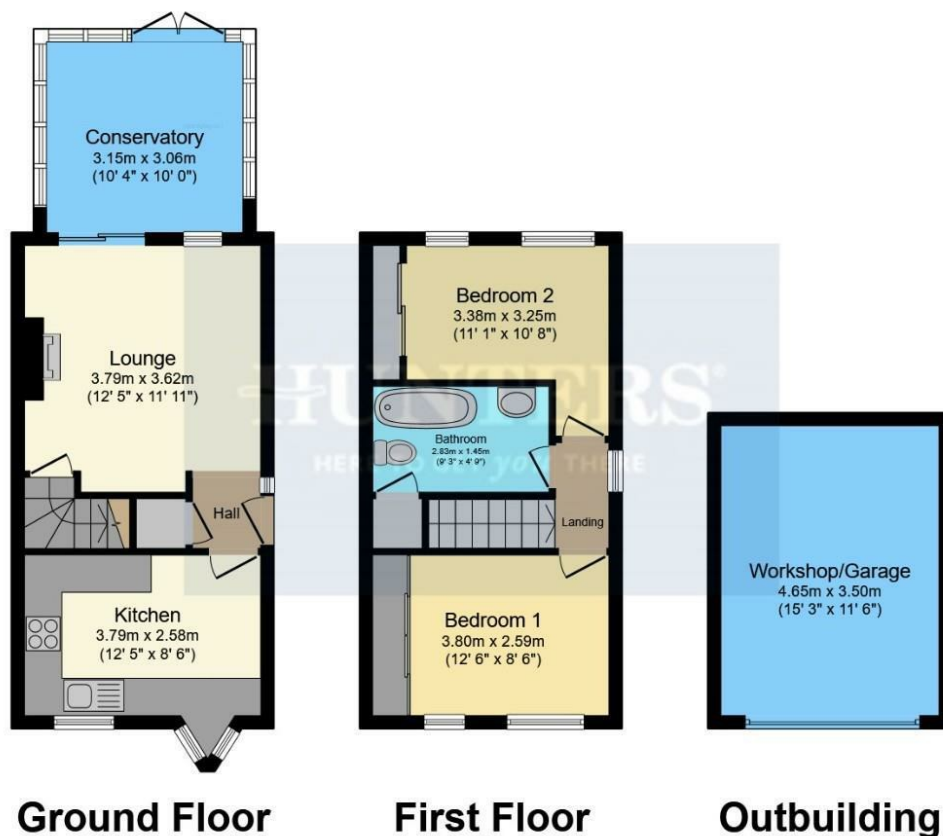
To the first floor you have two double bedrooms, each with fitted wardrobes. The family bathroom completes the internal accommodation with sink, W.C and bath with shower over.

Externally the property has allocated parking for multiple vehicles to the front. To the rear is a low maintenance garden with large workshop with up and over doors as well as power and light providing the opportunity to use for a variety of purposes. There is also an additional area behind the workshop, ideal for bin storage.

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







Total floor area 84.0 m² (904 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

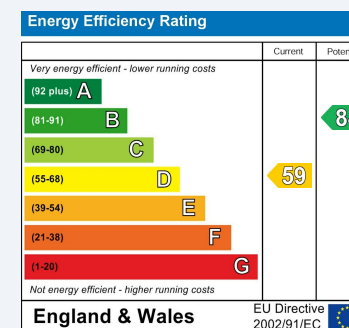
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.