



Tranby Avenue, York, YO10 3NB

- CORNER PLOT
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- WELL MAINTAINED
- DETACHED GARAGE
- EPC RATING D

£325,000



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DESCRIPTION

A well maintained, three bedroom semi detached home sitting on a corner plot in a popular residential area.

Upon entering the property you have an entrance hall with stairs to the first floor. The first reception room is currently used as a lounge and has a large bay window and feature fireplace creating a focal point to the room.

The second reception is found to the rear of the property with bay window and external door leading to the garden.

The modern kitchen features a range of base and wall units with integrated double oven and hob. There is space and plumbing for free standing appliances, a breakfast bar and useful pantry.

The ground floor is completed by a utility space with a range of base and wall units and external door leading to the side of the property.

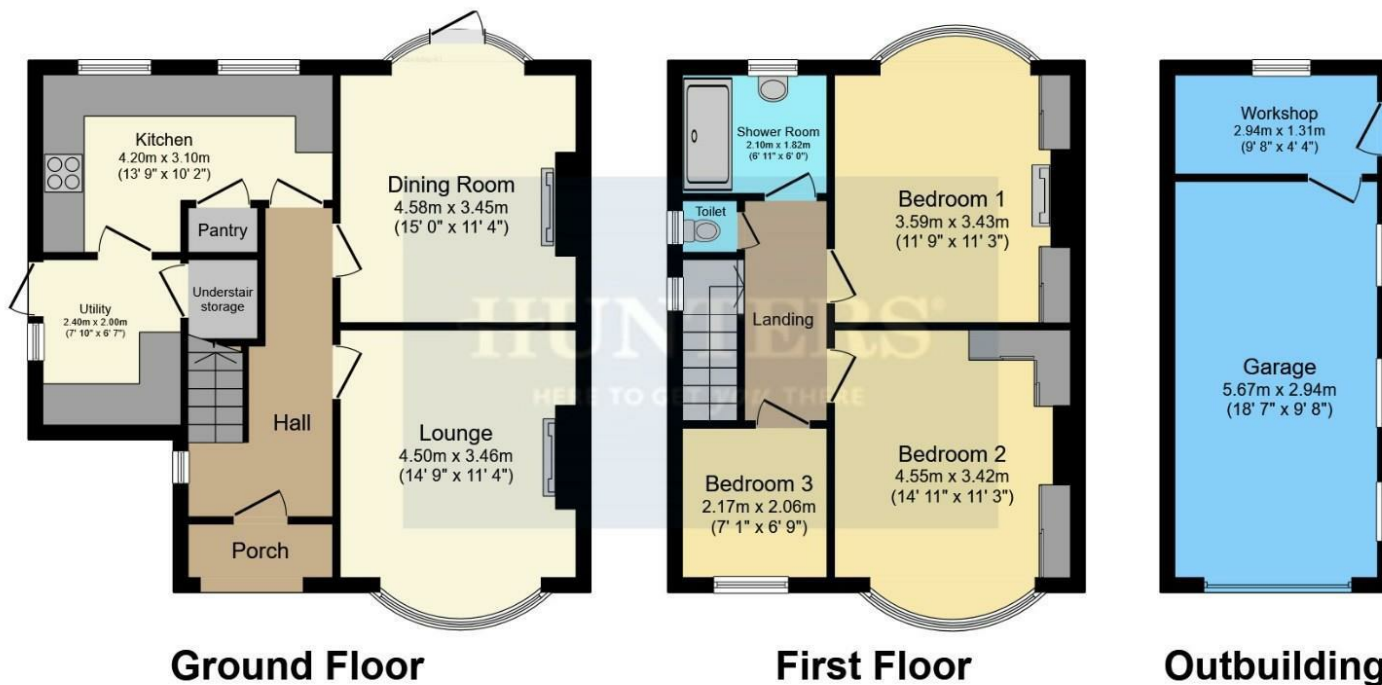
To the first floor you have three bedrooms, two of which with fitted furniture and bay windows. There is a modern shower room with large walk in cubicle and a separate W.C.

Externally the property has a lawned front garden with mature borders. There is access to the side of the property to a further garden with patio seating area. At the end of the garden you have a detached garage with workshop and driveway in front of it providing off street parking.

Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate everything it has to offer.







Total floor area 117.8 m² (1,268 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

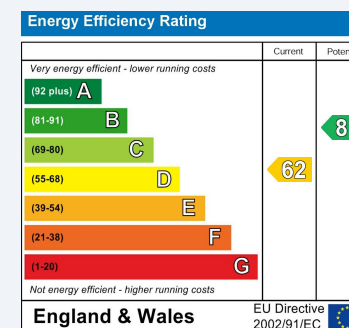
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.