



Constantine Avenue, , York, YO10 3TB

- Beautifully Presented
- Kitchen Diner
- Council Tax Band B
- Close to Local Amenities
- Extended
- EPC Rating C

£265,000



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DESCRIPTION

A beautifully presented, extended, four bedroom home in a popular residential location approximately a mile from York's historic city walls. Constantine Avenue offers convenient access to the city centre as well as benefiting from a range of local amenities close by.

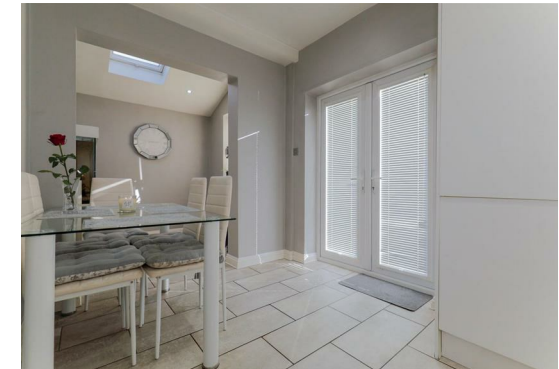
Upon entering the property there is an entrance hall with stairs leading to the first floor. The lounge is to the front of the property and is filled with natural light from two windows, an attractive log burner creates a focal point to the room and has a useful understairs cupboard for storage.

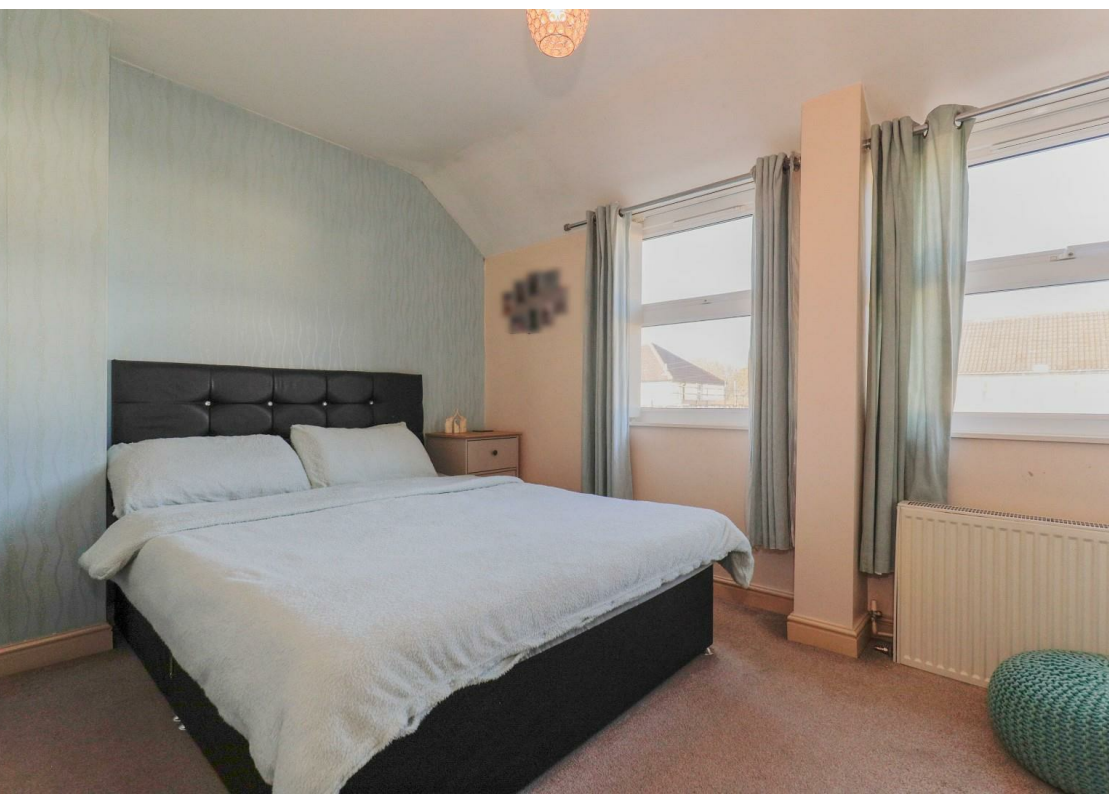
To the rear is a modern kitchen diner running the full width of the property with a range of base and wall units with space and plumbing for free standing appliances. Patio doors lead out to the rear garden.

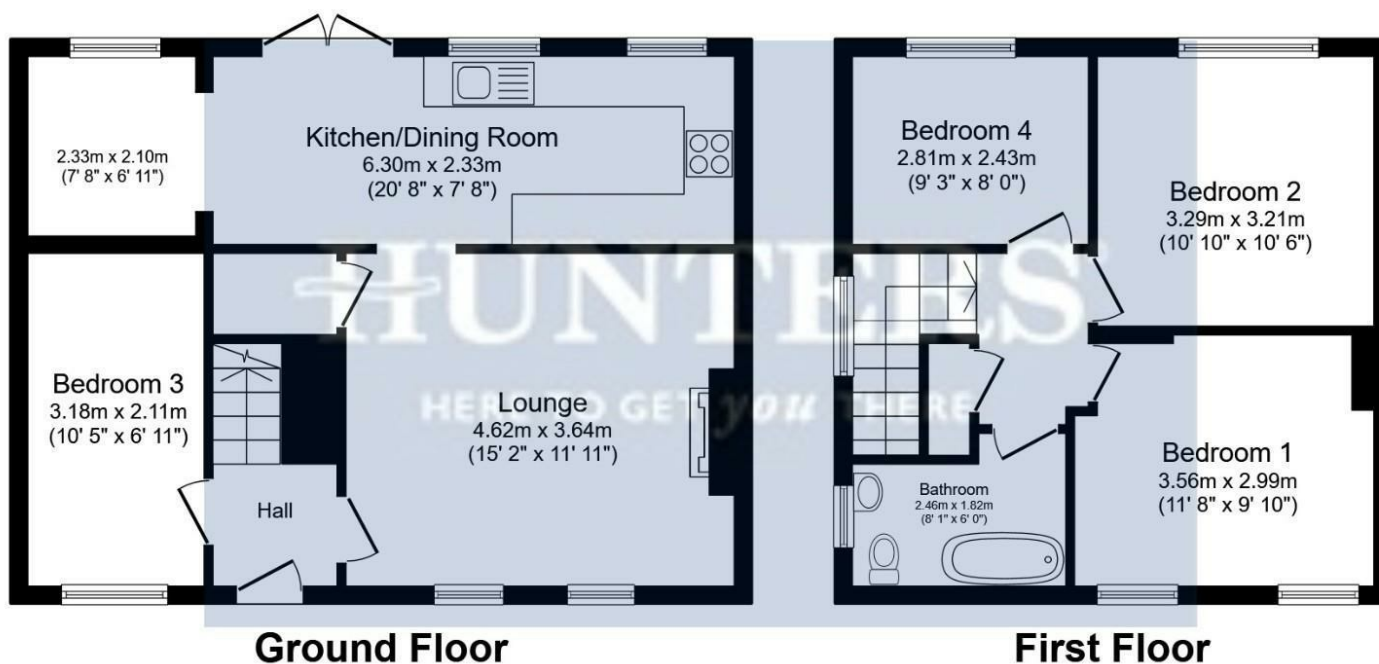
The ground floor is completed by a bedroom that could equally be used for many other purposes such as second reception or playroom.

To the first floor there are a further three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a paved driveway to the front and to the rear an enclosed garden, with lawn and patio seating area.







Total floor area 92.0 m² (990 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).

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Viewings

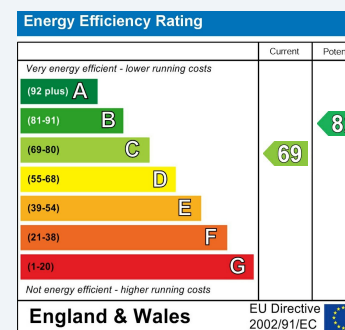
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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