



## Landau Close, , York, YO30 5FT

- Beautifully Presented
- Conservatory
- Utility Room
- Ensuite
- Sought After Location
- Council Tax Band E

**£400,000**





# Landau Close, , York, YO30 5FT

## DESCRIPTION

A beautifully presented, three bedroom detached home in a popular residential location just off Shipton Road, approximately one and a half miles to the north of York city centre.

Upon entering the property you have an entrance hall with stairs leading to the first floor. The first reception room is a lounge with attractive media wall and built in shelving. Beyond the lounge there is a study with patio doors through to the conservatory.

The modern kitchen is found to the rear of the property and features a range of base and wall units with integrated double oven and hob with extractor fan above. The kitchen leads through to a utility room with space and plumbing for white goods and a fridge freezer whilst also providing access to the ground floor W.C.

The ground floor is completed by the final reception room which has been created by converting the garage to provide a room with a number of possible uses such as dining room, playroom or home office.

To the first floor there are three bedrooms, one with ensuite shower room and the others with a connecting door, convenient if using as a nursery or even a dressing room. The family bathroom features a sink, W.C and bath with shower over.

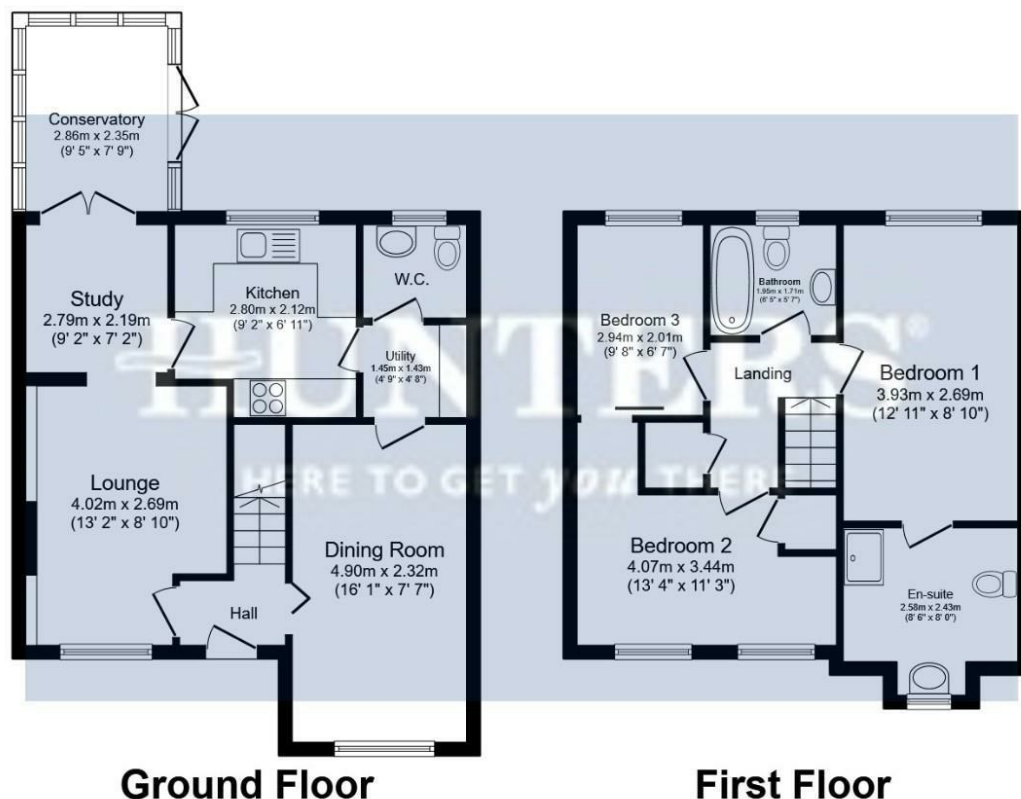
Externally there is a driveway to the front providing off street parking for multiple vehicles, to the rear is an enclosed garden with lawn and patio seating area.











Total floor area 99.9 sq.m. (1,076 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

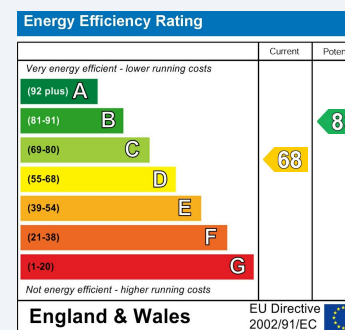
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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