



Newland Park Drive, , York, YO10 3HR

- Corner Plot
- Integral Garage
- Open Plan Living
- No Onward Chain
- Within a Mile of York City Walls
- Council Tax Band C

£325,000



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DESCRIPTION

An extended, four bedroom, semi detached home in a popular residential location approximately a mile from York's historic city walls. Just off Hull Road, the property benefits from regular bus services in the City Centre, has shops on the doorstep, easy access to the University of York and to the ring road for wider commuting.

Upon entering the property there is an entrance hall with stairs leading to the first floor. The through lounge diner runs front to back of the property with a bay window to the front and patio doors to the rear filling the room with natural light. The kitchen is to the rear of the property and has a range of base and wall units, some integrated appliances and space for a free standing fridge freezer. A door from the kitchen leads to the integral garage with access to the rear garden.

The first floor has four bedrooms and a shower room with separate toilet.

Externally there are lawned gardens to three sides and a driveway providing off street parking for multiple vehicles.

The property is offered with no onward chain.







Ground Floor

First Floor

Total floor area 110.9 m² (1,194 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

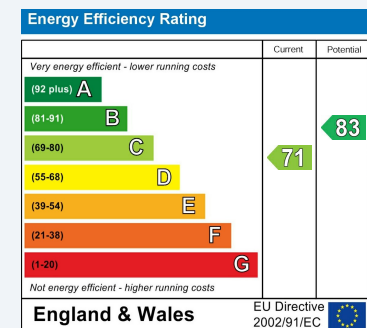
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.