



## Raker Close, York, YO19 6NE

- Modern Bathroom
- Local Amenities
- Garden
- Sought After Village Location
- Convenient Access To York
- Council Tax Band B

**£240,000**





# Raker Close, York, YO19 6NE

## DESCRIPTION

A two bedroom semi-detached home located in the sought after village of Wheldrake, approximately 5 miles from York's outer ring road.

Upon entering the property there is an entrance porch leading through to the lounge with a feature fireplace and stairs leading to the first floor.

The kitchen is to the rear of the property and has a range of base and wall units, integrated oven with hob and space and plumbing for free standing appliances and an external door leads to the rear garden.

The first floor comprises two bedrooms and the modern family bathroom with sink, W.C and bath with shower over.

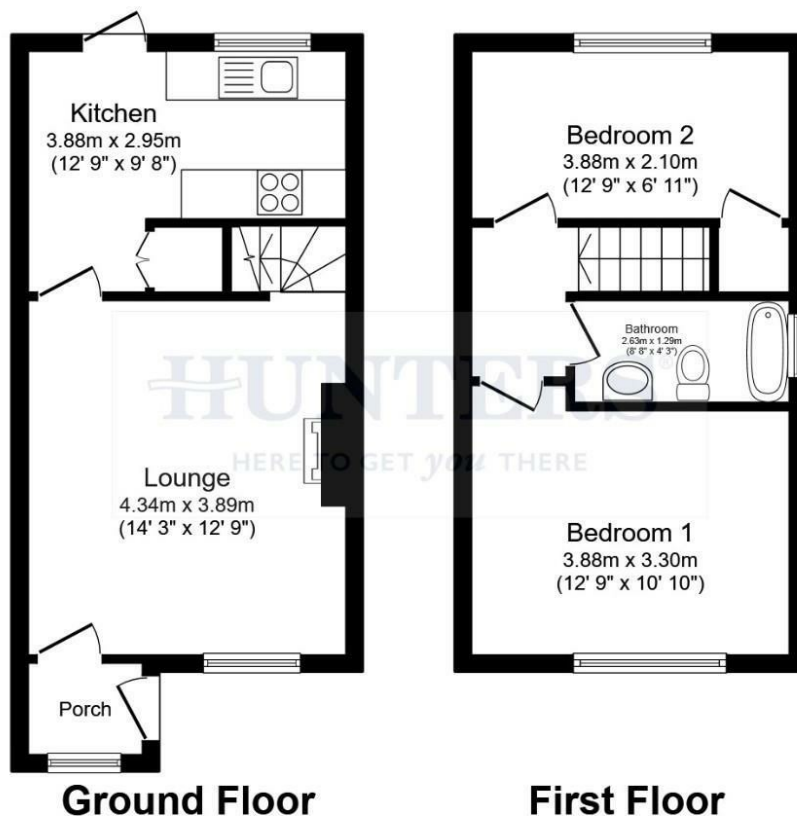
Externally the property has a driveway providing off street parking, to the rear is a private lawned garden with patio seating area, raised beds and timber shed.

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is an employee of The Property Franchise Group.









Total floor area 59.0 m<sup>2</sup> (636 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](http://www.focalagent.com)

### Viewings

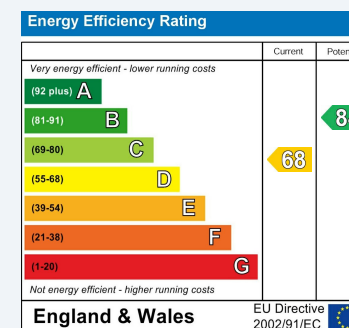
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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.