



Nevinson Grove, , York, YO10 4HR

- No Onward Chain
- Garage
- Fulford School Catchment
- Full Of Potential
- Sought After Location
- Council Tax Band C

£325,000



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DESCRIPTION

A three bedroom semi-detached property offering great potential for somebody to create a fabulous family home in a sought after residential location with no onward chain.

The property is entered via a hallway with stairs leading to the first floor and useful understairs storage cupboard.

The first of two reception rooms is found to the front with a large bay window and gas fireplace. The second is to the rear and also features a fireplace and a large window overlooking the garden.

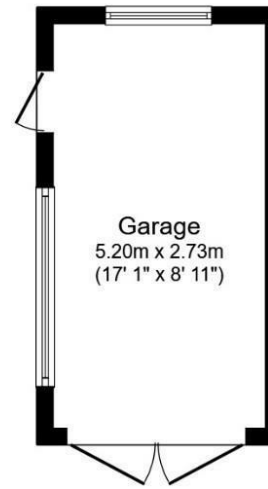
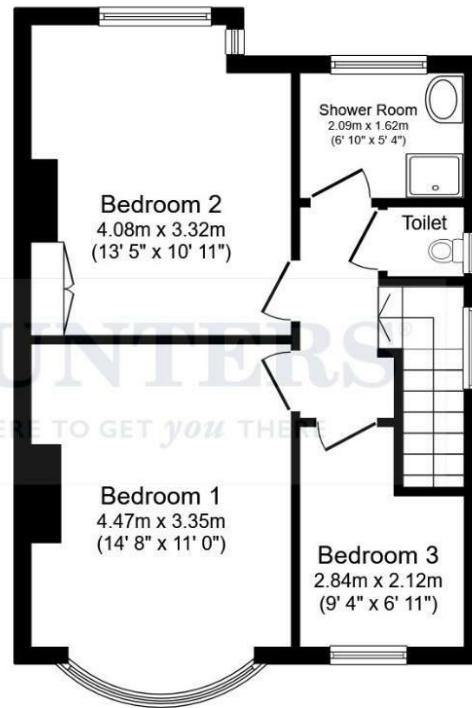
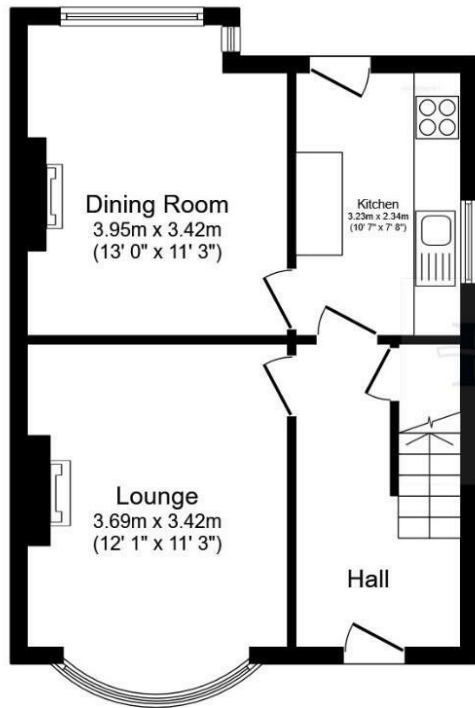
The kitchen completes the ground floor with base and wall units, plumbing for appliances and an external door leading to the garden.

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

Externally there is a driveway to the front offering off street parking for multiple vehicles along side a lawned garden. the driveway leads to the detached garage to the side of the property and to the rear is a further, lawned garden.







Ground Floor

First Floor

Garage

Total floor area 101.8 m² (1,095 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.

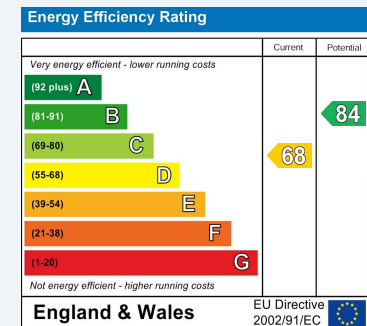
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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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