



## Starkey Crescent, , York, YO31 0SX

- Generous Garden
- Good Local Amenities
- Well Presented
- Convenient Access To City Centre
- Kitchen Diner
- Council Tax Band B

**£260,000**





# Starkey Crescent, , York, YO31 0SX

## DESCRIPTION

A well-presented, three good size bedroom home with a generous garden offering convenient access to York city centre.

Upon entering the property there is an entrance hall with stairs to the first floor. The living room is to the front of the property and is filled with natural light from a large bay window.

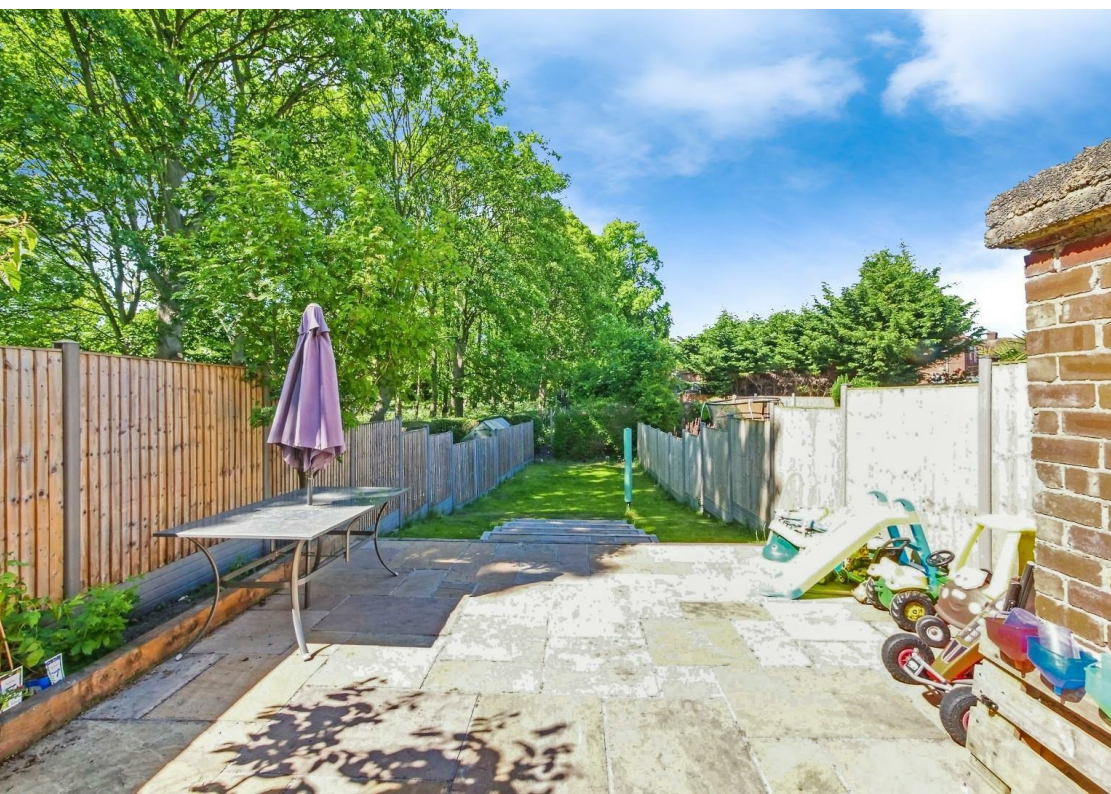
The kitchen is found to the rear of the property and comprises a range of base and wall units with integrated oven and hob as well as space for free standing white goods. There is a useful understairs cupboard and an external door leads to the rear garden.

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

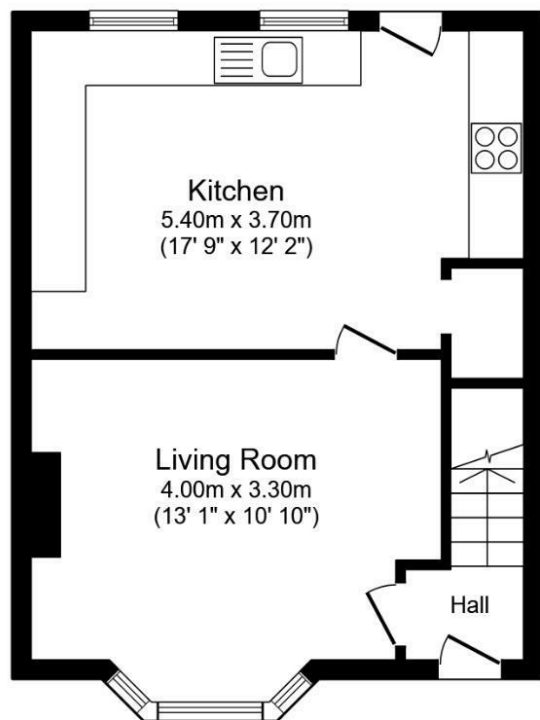
Externally there is a lawned front garden and a shared passageway to the side. To the rear is a garden, mainly laid to lawn with good size patio. The garden backs on to open space offering an extra degree of privacy.





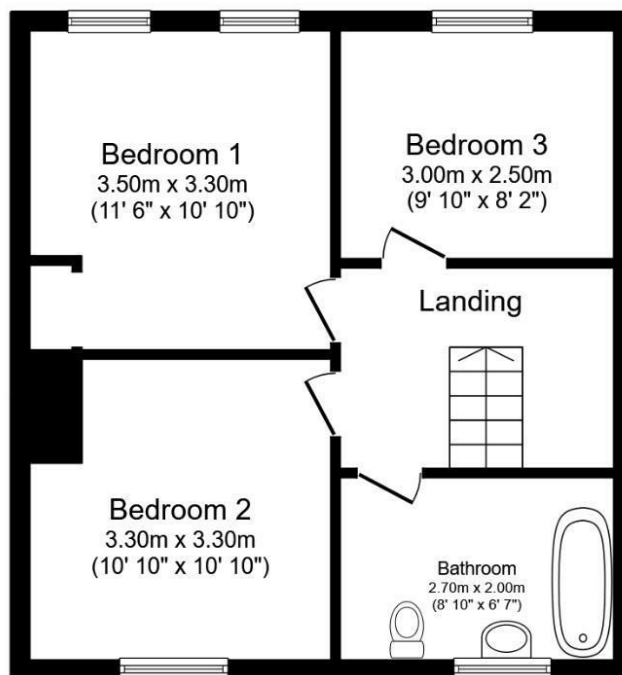






### Ground Floor

Floor area 38.1 sq.m. (410 sq.ft.)



### First Floor

Floor area 44.2 sq.m. (475 sq.ft.)

**Total floor area: 82.2 sq.m. (885 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.