



## East Parade, York, YO31 7YG

- Sought After Location
- Character Property
- Three Reception Rooms
- Garage
- Excellent Local Amenities
- Council Tax Band E

**£700,000**





# East Parade, York, YO31 7YG

## DESCRIPTION

A fabulous, five bedroom end townhouse packed with character on a highly desirable residential street less than a mile from York's historic city centre.

Upon entering the property there is an entrance porch leading to a spacious inner hallway. The first reception room is found to the front of the property and has a feature fireplace and a large bay window filling the room with natural light.

The second reception room is towards the rear of the property, again with a feature fireplace and a window looking out to the rear garden.

To the back of the property you have a third reception room which leads through to the fitted kitchen with a range of base and wall units as well as space and plumbing for free standing appliances. beyond the kitchen is a rear porch and ground floor W.C.

To the first floor there is a spacious landing with library area. There are five bedrooms, the family bathroom with bath, sink and walk in shower cubicle as well as a separate toilet.

Externally the property has a mature, lawned front garden and a generous rear courtyard with covered seating area. To the rear of the courtyard is a garage which can be accessed via a side door and also offers vehicular access via first avenue.

East Parade is a sought after residential street with a selection of amenities nearby including shops, post office, café's, tennis club and Glen Gardens for green space as well as convenient access to the city centre.











Total floor area: 165.3 sq.m. (1,779 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

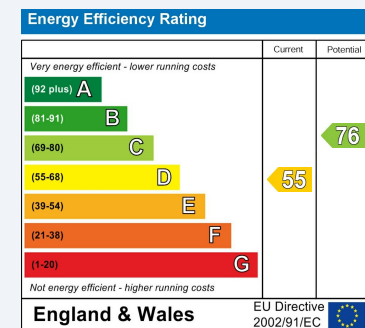
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.