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Horsman Avenue, York

£400,000



This delightful three-bedroom end-of-terrace home, just moments from York City Centre, boasts a stunning extended garden and a partially converted loft with potential (STP). Offered with no onward chain, this family home has been cherished by only two families since it was built in 1935, with the current owners enjoying 20 wonderful years here.

Nestled on peaceful Horsman Avenue near York Barbican, this well-located home offers easy access to local shops, the ring road, and major routes like the A64 and A1M.

The bright and airy ground floor includes a delightful kitchen diner with a rear entrance, downstairs WC, generous pantry, and a sink overlooking the garden. The kitchen flows into a spacious living room, complete with an open fireplace and south-facing bay windows.

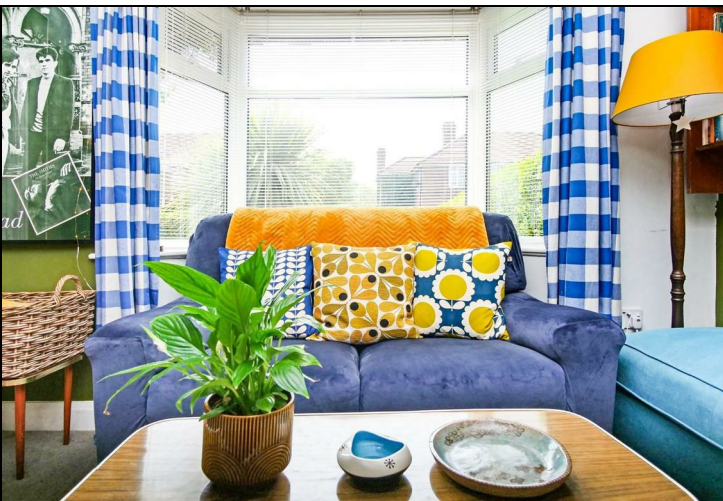
Upstairs, three bedrooms await, the main boasting built-in wardrobes, alongside a generous four-piece bathroom. A drop-down ladder leads to a partially converted loft, offering additional possibilities.

Set back from the road with a gravelled front garden, the property enjoys a stunning 20m private rear garden, adorned with raised beds and apple tree which produces fruit annually - a true retreat in the heart of the city.



KEY FEATURES

- Three-Bedrooms
- Stunning Extended Garden
- Close To City Centre
- Beautiful Condition
- Open Fireplace
- No Onward Chain
- Council Tax Band B

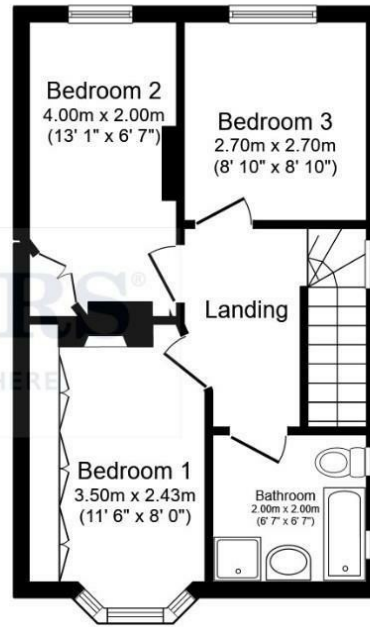








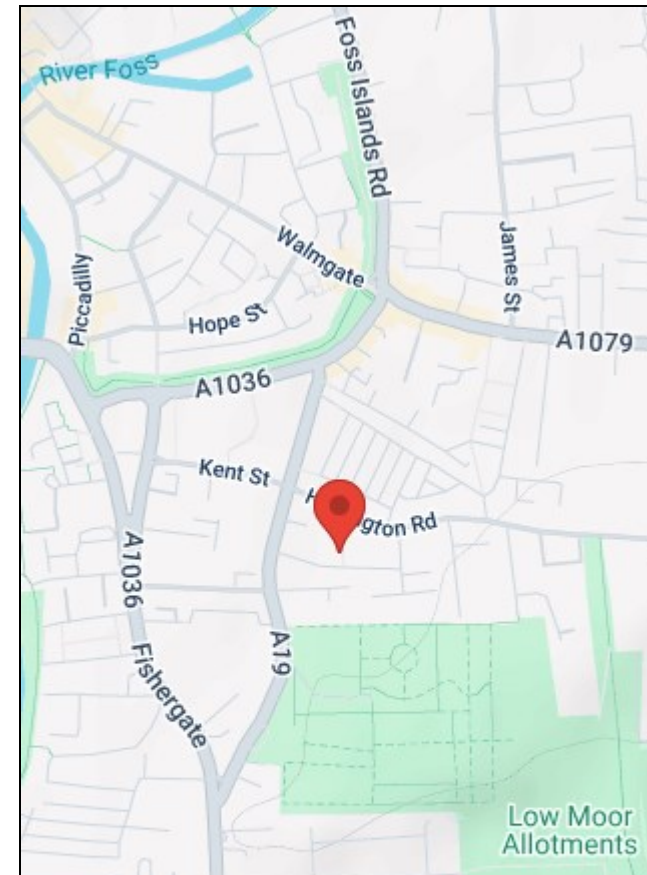
Ground Floor



First Floor

Total floor area 77.3 sq.m. (832 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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