



Berkeley Terrace, York, YO26 4RT

- Ensuite
- Well Presented
- Two Reception Rooms
- No Chain
- Modern Kitchen
- Council Tax Band B

Asking Price £300,000



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DESCRIPTION

A well presented three bedroom home in a popular residential location offering convenient access to both Acomb and the City Centre.

Upon entering the property there is an entrance porch with original Edwardian tiled flooring leading to the hallway with stairs to the first floor.

The first reception room is found to the front of the property and has an attractive fireplace creating a focal point to the room and a large window filling the room with natural light.

To the rear is a second, larger reception room with attractive log burner and useful under stairs storage cupboard. The room leads through to the modern fitted kitchen with a range of base and wall units as well as space and plumbing for free standing appliances.

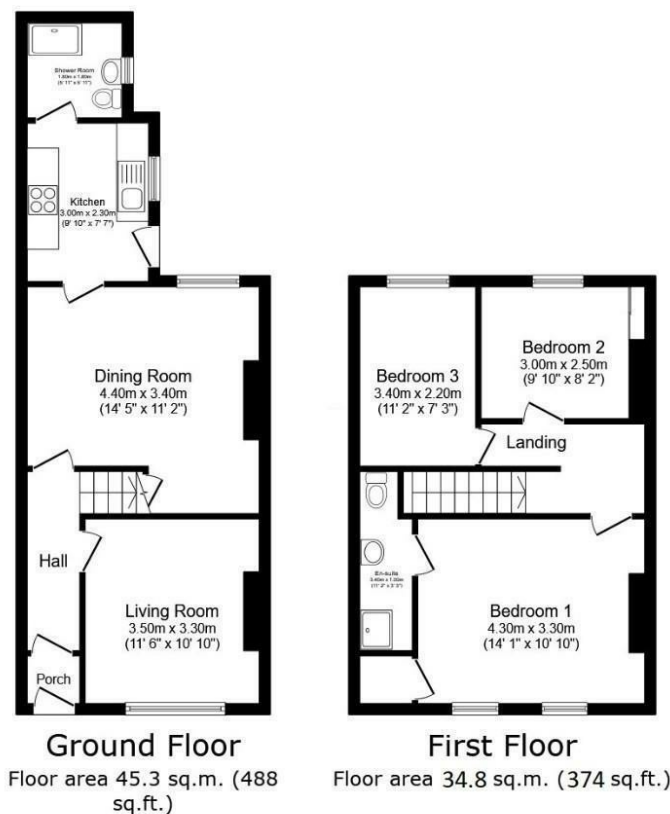
The ground floor is completed by a modern shower room with walk in shower, sink and W.C.

To the first floor there are three bedrooms, two with original fireplaces and the main with the benefit of an ensuite shower room. The main bedroom has a walk in wardrobe and the second fitted wardrobes.

Externally there is a forecourt and to the rear a paved courtyard with raised beds and timber shed. A gated, shared alleyway gives access to the rear.







Total floor area: 80.1 sq.m. (862 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

Viewings

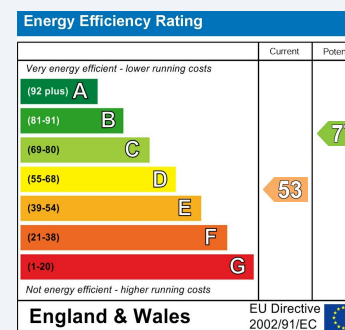
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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