



## Broadway, York, YO10 4JY

- Sought After Location
- Garage
- Living Kitchen Diner
- Fulford School Catchment
- Ground Floor W.C
- Council Tax Band C

**£395,000**



# Broadway, York, YO10 4JY

## DESCRIPTION

A well-presented, three bedroom, semi-detached home in a sought after residential location with excellent schools and local amenities.

The property is accessed via a side entrance leading to a hallway with ground floor W.C and stairs to the first floor.

The first reception room is found to the front of the property and is filled with natural light through a large bay window and a further window to the side elevation. There is also a feature fireplace creating a focal point to the room.

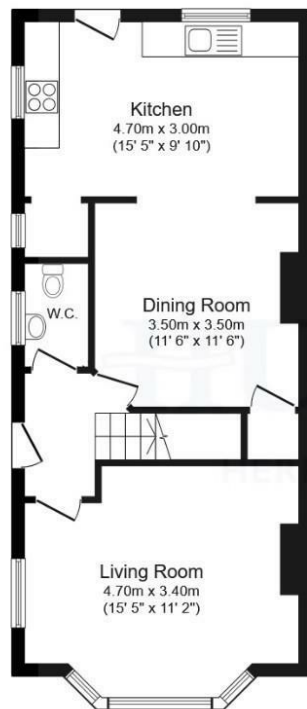
To the rear you have a further living space, with log burner, which opens to the kitchen diner at the rear. This whole area offers versatile living with various configurations possible. The kitchen has a range of base and wall units with integrated oven, gas hob and dishwasher - additionally there is also space and plumbing for free standing appliances. An external door leads to the rear garden.

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

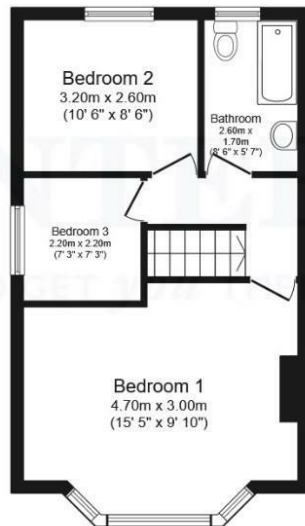
Externally there is a lawned front garden with mature borders and a driveway for off street parking. There is access down the side of the property to a detached garage and the rear garden, mainly laid to lawn with patio seating area and timber summerhouse.



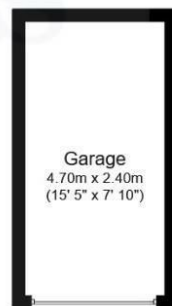




**Ground Floor**  
Floor area 53.2 sq.m. (572 sq.ft.)



**First Floor**  
Floor area 38.6 sq.m. (415 sq.ft.)



**Garage**  
Floor area 11.3 sq.m. (121 sq.ft.)

**Total floor area: 103.0 sq.m. (1,109 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

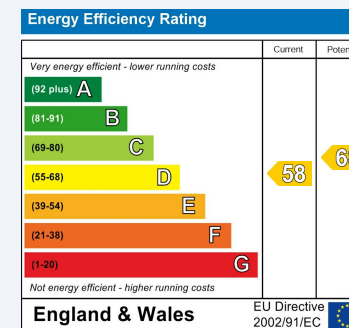
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

**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.

