



Blatchford Court, York, YO30 5GW

- Two Double Bedrooms
- Modern Décor Throughout
- Private Garden Overlooking Nature Reserve
- Fitted Wardrobes
- Quiet Cul-de-sac Close to Many Local Amenities
- Garden Office with Power, Heating and Log Burner
- Recently Renovated Kitchen
- Off-Road Parking
- Attractive Layout with Plenty of Natural Light
- Council Tax Band B

£255,000



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DESCRIPTION

A beautifully presented, two-bedroom townhouse in a popular residential location offering convenient access to York city centre, Clifton Moor retail park and the outer ring road.

Upon entering the property there is an entrance porch leading to a hallway with stairs leading to the first floor.

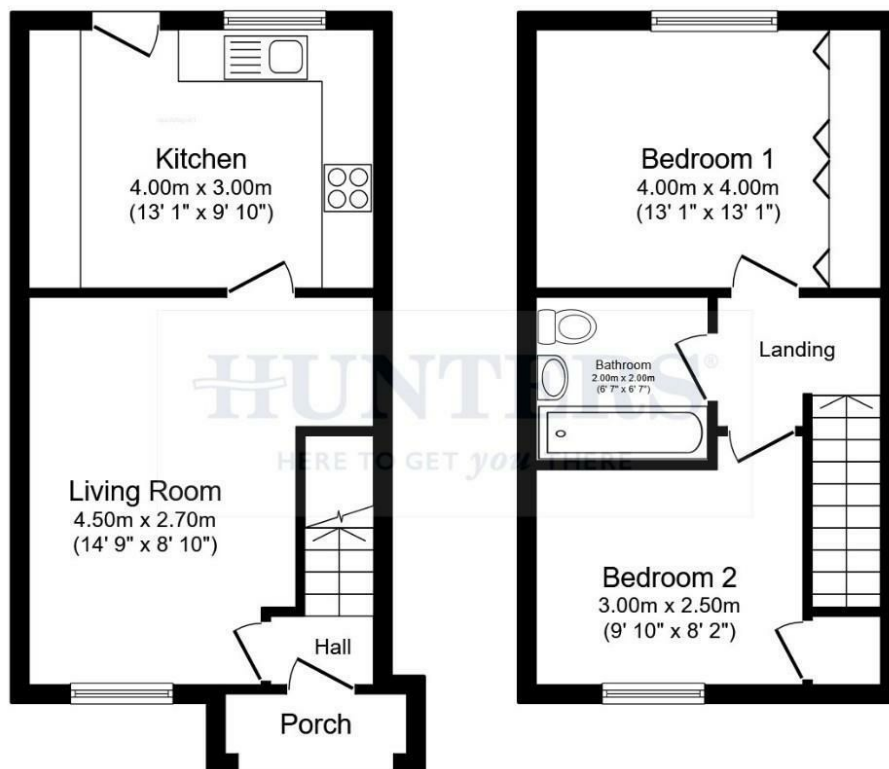
The living room is to the front of the property and has a large window filling the room with natural light. To the rear there is the kitchen diner with its range of base and wall units as well as space and plumbing for free standing appliances.

To the first floor there two bedrooms, the main with fitted wardrobes and the second a built in storage cupboard. The family bathroom completes the internal accommodation and comprises sink, W.C and bath with shower over.

Externally the property has a private rear garden laid to lawn with a decked seating area. There is also a home office in the garden with power and light as well as a log burner and underfloor heating.



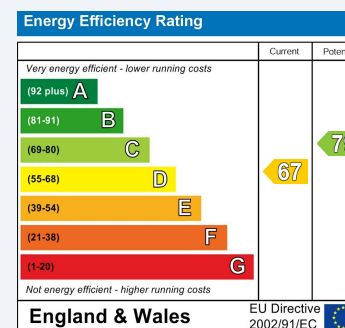




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ENERGY PERFORMANCE CERTIFICATE

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.



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Total floor area 62.5 sq.m. (672 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

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.



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