



Galtres Avenue, York, YO31 1JU

- Sought After Location
- Well Maintained
- Kitchen Diner
- Extended
- Utility and Ground Floor W.C
- Garage

£475,000



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DESCRIPTION

A well-maintained and extended four-bedroom semi-detached home located in a popular residential area just north of York city centre. The property offers spacious and practical accommodation over three floors, making it ideal for family living.

The ground floor includes an entrance porch leading into the hallway, a bay-fronted lounge with coal-effect gas fire, a separate dining room with log-effect electric fire, and a kitchen diner with doors opening onto the rear garden. There is also a utility room and a ground floor W.C.

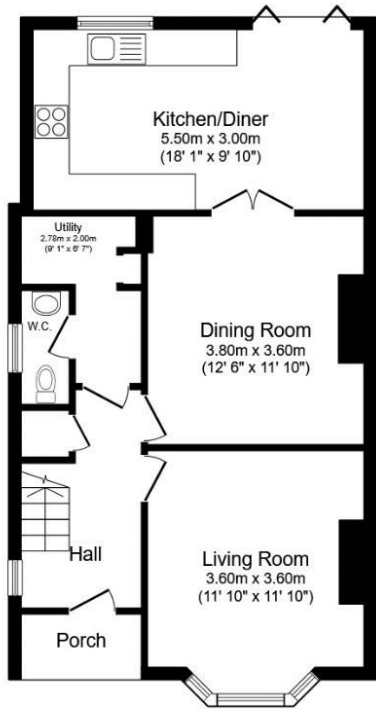
On the first floor, there are three bedrooms and a family bathroom. The second floor has been converted to provide a fourth bedroom.

Outside, the property benefits from an attractive enclosed rear garden with a paved seating area, a garage, and off-street parking to the front.

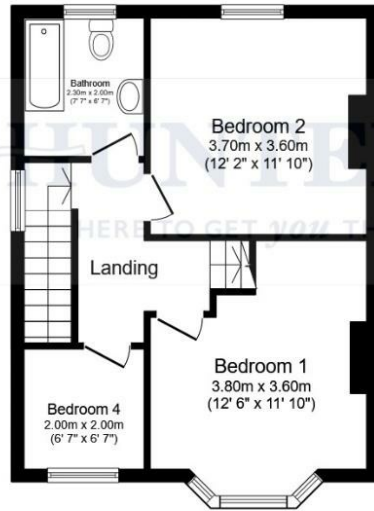
Galtres Avenue is well placed for access to schools, and transport links into the city centre.







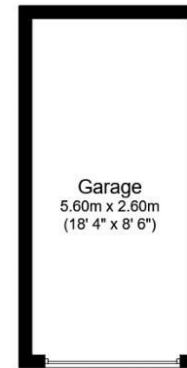
Ground Floor



First Floor



Second Floor



Garage

Total floor area 131.4 sq.m. (1,414 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

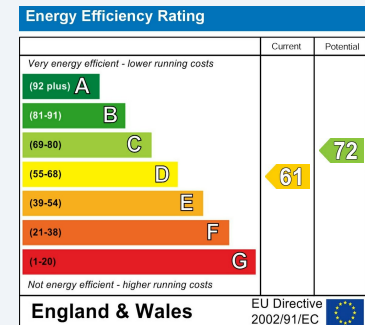
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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