



Malton Avenue, York, YO31 7TT

BEAUTIFUL FAMILY HOME | FOUR GREAT SIZED BEDROOMS | TWO BATHROOMS | LOW MAINTENANCE GARDENS DESIRABLE AREA CLOSE TO YORK CITY CENTRE AND RING ROADS | OFFERED UNFURNISHED | PETS CONSIDERED | OFF STREET PARKING FOR SEVERAL CARS

£1,400.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/york.pdf for more info

HUNTERS®
HERE TO GET *you* THERE

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A rare opportunity has arisen to rent this superb 4 bedroom semi detached family home, which occupies an enviable corner plot and has been much improved by the current owners.

The property briefly comprises; entrance porch, hallway, lounge, kitchen with quality refitted units with Granite work surfaces over and integrated appliances, dining room, bedroom four/reception room with en-suite shower room. To the first floor are three bedrooms and house bathroom with re-fitted white suite and cupboard housing combination boiler.

To the outside are attractive gardens to the front and back, both laid to lawn. A driveway provides ample off-street parking and leads to a garage store. A gate for access leads round to the side of the property to a rear low maintenance garden with well stocked flower beds and fencing/hedging to the perimeter.

Situated to the East side of York, just off the desirable Heworth Green the property gives easy access to the city centre and nearby Monks Cross and Vanguard shopping centres. Nearby Heworth village offers a wide range of amenities such as post office, convenience store, hairdressers, dentist and a doctors surgery. The property falls within the catchment areas for both Hempland Primary Academy and Archbishops Holgate Secondary School.

Offered unfurnished (all white goods included). Pets considered!

Contact Hunters to arrange a viewing 01904 756100.

OPENING HOURS

Monday - Friday: 08:45 to 17:30

Saturdays: 09:00 to 16:00

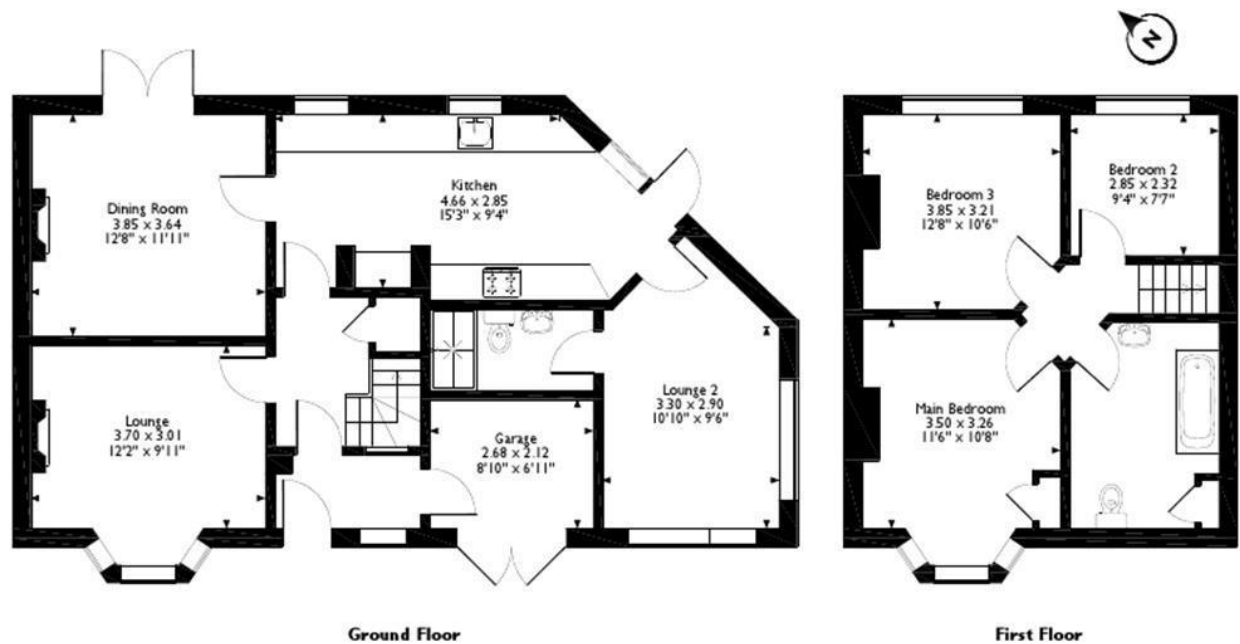
Closed Sundays and Bank Holidays.

FREE MARKET APPRAISAL

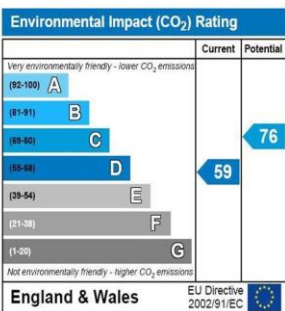
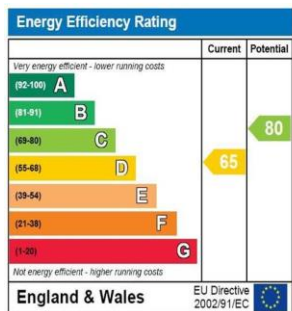
If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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Malton Avenue , York



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency 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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DISCLAIMER

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.

