



The Garlands, York, YO30 6NZ

- EXTENDED FOUR BEDROOM SEMI DETACHED
- CLOSE PROXIMITY TO LOCAL AMENITIES
- INTEGRAL GARAGE
- FAMILY FRIENDLY HOME
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GENEROUS LIVING ACCOMODATION THROUGHOUT
- PRIVATE REAR GARDEN

Asking Price £425,000



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DESCRIPTION

Hunters presents this extended four-bedroom, semi-detached home in the popular and sought after location of Rawcliffe, York. The property is hosted by a wide variety of local amenities and provides incredible access to Clifton Moor retail park and York outer ring road.

The home benefits from an integral garage and off-road parking to the front. To the rear of the property, the home offers a paved patio area with covered seating, lawned private garden and fenced borders.

The first floor allows a spacious entrance hall with stairs leading to the first-floor landing. The home provides a generous open plan living/dining room with bay fronted windows to the front and rear elevations, allowing natural light to bounce throughout the room.

Furthermore, the home offers a large, open plan fitted kitchen with a range of wall and base units, including integrated appliances and access to the rear garden from the additional space leading from the dining room to the kitchen.

The ground floor offers some amazing space and suits perfectly for family living and you can tell instantly, it has been a well-loved and well-maintained family home.

The first-floor accommodation boasts, four bedrooms, three of which are doubles and the last, a single that could be used as a bedroom, office/study or nursery. The master bedroom hosts a modern three-piece shower room and to complete the first floor, a generous three-piece bathroom suite, done to a high-quality finish.

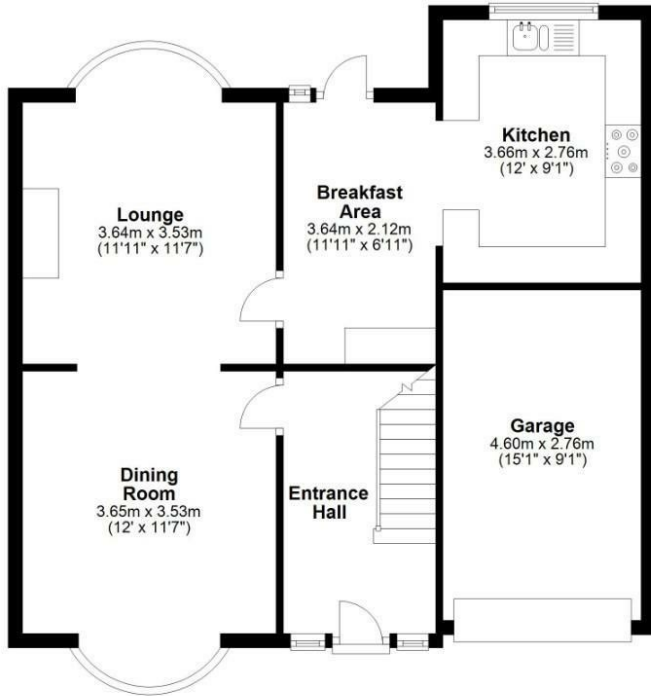
A viewing is highly advised to appreciate all this family home has to offer.





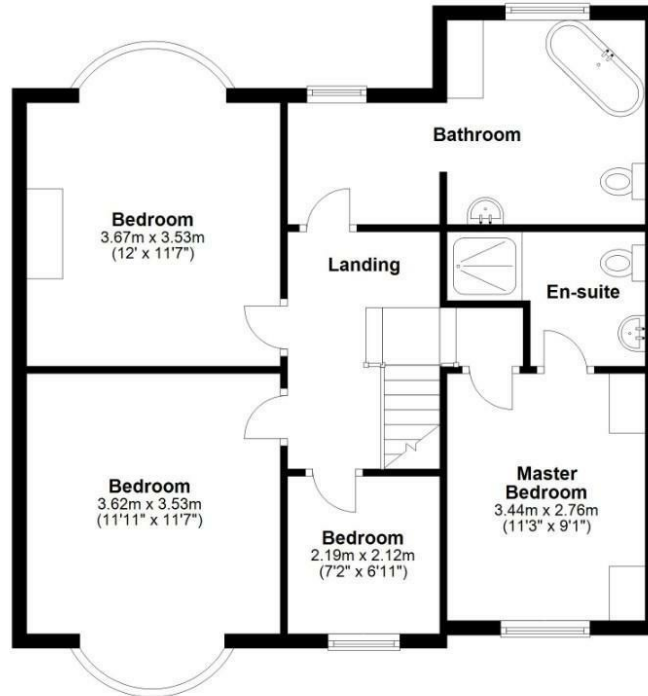
Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



First Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Viewings

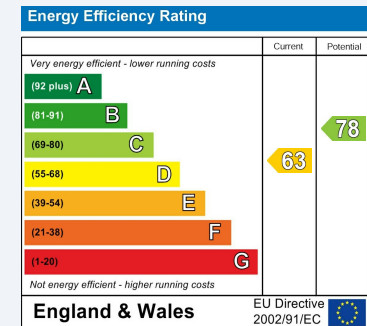
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

