

Marston Road, York

- TWO BEDROOM MID TERRACED HOME
- THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN
- REAR GARDEN WITH STUNNING VIEWS
- MODERN KITCHEN
- OPEN PLAN LIVING
- EPC RATING E / COUNCIL TAX BAND C

Guide Price £250,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Marston Road, York

DESCRIPTION

*** THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN

HUNTERS WETHERBY ARE PROUD TO PRESENT THIS BEAUTIFUL TWO BEDROOM HOME SET IN THE SOUGHT AFTER AREA OF TOCKWITH!

Entering into the property you are welcomed by the open and modern, kitchen/reception room, offering a bright space that features a fire place with brick surround in the lounge area. The kitchen that was recently fit by the currently owner in 2023, is a modern space, with a mix of wall and base units, the integrated appliances consist of microwave, oven hob, sink with instant hot tap, washing machine and dishwasher.

This charming property features a beautifully designed first floor with exposed wooden beams, adding character and charm to the space. Entering the first bedroom you are greeted by a bright space with fitted wardrobes, the window to the rear provides the perfect backdrop for relaxation. Bedroom two is another space that benefits from fantastic views, with access to the loft storage space.

Finishing the downstairs space is the family bathroom that briefly consists of a corner bath with shower over, sink basin and W/C.

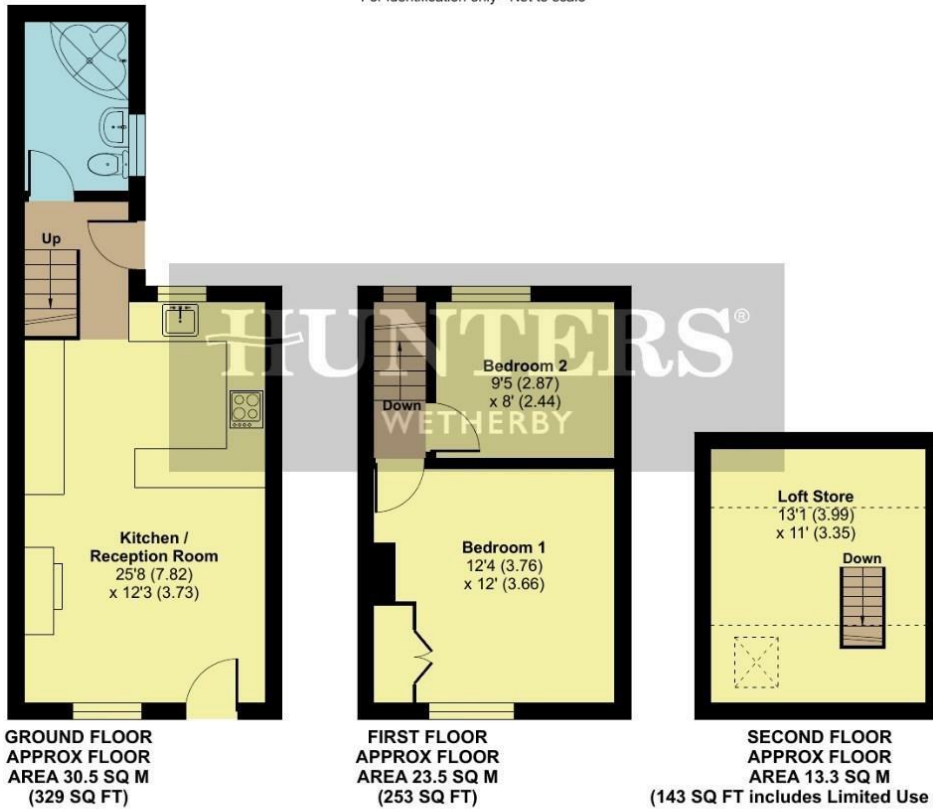
The most unique aspect of the property is the beautiful garden, the paved and lawned area offers captivating views of the surrounding fields



Marston Road, Tockwith, York, YO26

Approximate Area = 648 sq ft / 60.2 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Total = 725 sq ft / 67.3 sq m

For identification only - Not to scale



Council Tax: C

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D			76		
(39-54) E					
(21-38) F			43		
(1-20) G					
Not energy efficient - higher running costs					
England & Wales			EU Directive 2002/91/EC	England & Wales	
					EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			EU Directive 2002/91/EC	England & Wales	
					EU Directive 2002/91/EC

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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1082696

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.
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