



**Archer Close, YORK YO30 6FB**



**welcome to**

**Archer Close, YORK**

A well presented, three bedroom home located within a quiet cul-de-sac in the popular area of Clifton, approx 1.4 miles north of the city centre. Offering plenty of accommodation throughout and a low maintenance courtyard style garden, this property is sure to be popular among a variety of buyers.



## Lounge

15' 4" x 10' 4" ( 4.67m x 3.15m )

A good size lounge with wood flooring, a radiator and a window to the front of the home.

## Kitchen

17' 6" x 8' 7" ( 5.33m x 2.62m )

A fitted kitchen with wall/base units, a Combi boiler, an electric cooker and a window to the rear of the home.

## Landing

A carpeted landing with an airing cupboard.

## Bedroom One

11' 9" x 13' 9" ( 3.58m x 4.19m )

The primary double bedroom has carpeted floors, a radiator, a skylight and sloping ceilings.

## Bedroom Two

10' 1" x 14' 6" ( 3.07m x 4.42m )

The second double bedroom has carpeted floors, a window to the rear and a tv point.

## Bedroom Three

10' x 9' 8" ( 3.05m x 2.95m )

The third double bedroom has carpeted floors, a window to the front and a tv point.

## Storage Space

To the second floor there is a great size storage space made up of two rooms. The smaller size room hold the inverters and controls for the solar panels. The larger room is a great size with ample space for storage.

## Exterior

Externally, the home has a south facing, rear garden with a patio and an outbuilding.



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](http://www.focalagent.com)



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welcome to

## Archer Close, YORK

- A WELL PRESENTED, THREE BEDROOM HOME
- A VERY SUSTAINABLE HOME, BUILT IN 2012
- SOUTH FACING, PATIO GARDEN
- APPROX 1.4 MILES FROM THE CITY CENTRE
- AMPLE STORAGE THROUGHOUT

Tenure: Freehold EPC Rating: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR108869 - 0004

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