



11 Marten Close  
York YO30 6QD



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**£235,000**

A great opportunity to purchase a mid townhouse, with off street parking for 2 cars in a cul-de-sac position. The property is well presented and offers the chance for you to add your own personal stamp to it. The accommodation offers; Entrance lobby, lounge, kitchen with dining space and enclosed rear garden. With two double bedrooms and bathroom to the first floor. The property has a proven track record for rental, so could also be a super little investment for a buy to let! Offered with no forward chain!

There are many local amenities, bus routes and good access links to the city and surrounding. To avoid disappointment call early for a viewing - 01904 631631

EPC Rating C  
Council Tax Band B

**Entrance Hall**  
4'3" x 4'8" (1.32 x 1.44)

Part glazed timber door. Radiator. Stairs to first floor.

**Lounge**  
14'3" x 10'3" (4.34m x 3.12m)

Timber framed window. Radiator. Electric plug in fire. Under-stairs storage cupboard.

**Kitchen**  
13'3" x 8'11" (4.04m x 2.72m)

Fitted with wall and base units with coordinating worktops. Sink and a half unit with drainer. Space and plumbing for washing machine. Space for fridge freezer. Built in oven with four ring gas hob and extractor hood over. Timber glazed window. Part glazed timber door. Boiler.







### Stairs to first floor

### First floor landing

6'7" x 5'10" (2.01 x 1.79)

Loft access.

### Bedroom One

13'4" x 9'1" (4.06m x 2.77m)

UPVC window. Radiator. Cupboard housing water tank.

### Bedroom Two

10'11" x 8'4" (3.33m x 2.54m)

UPVC window. Radiator. Built in wardrobe with sliding doors.

### Outside

To the front of the property is paved driveway offering off street parking for 2 cars.

To the rear of the property is a low maintenance garden, gravelled with path leading to the rear alleyway. The gated access to the rear is great for bikes and bins.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

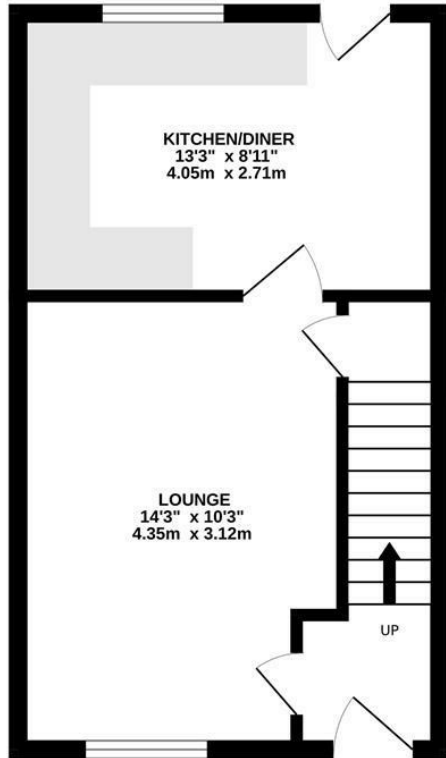
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a heat only boiler with a water tank located in bedroom two.

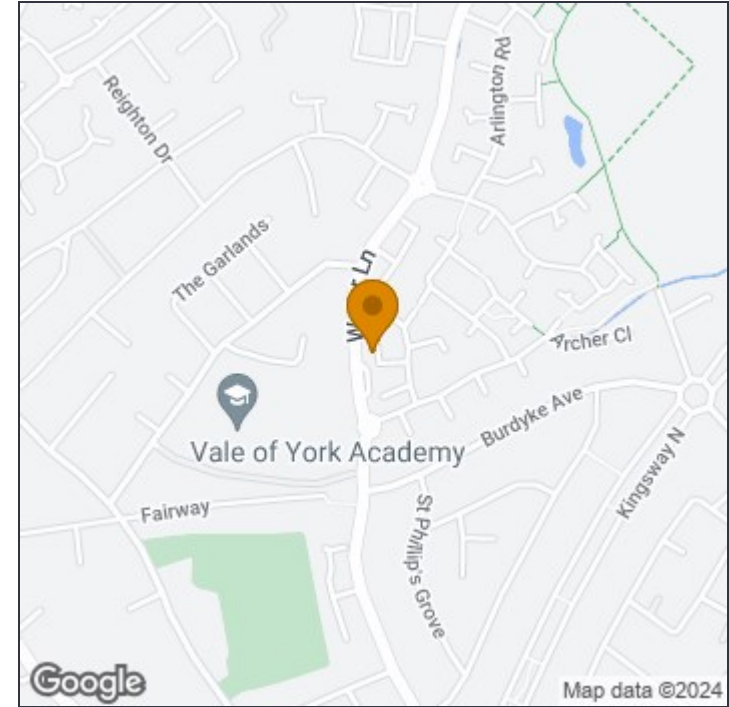
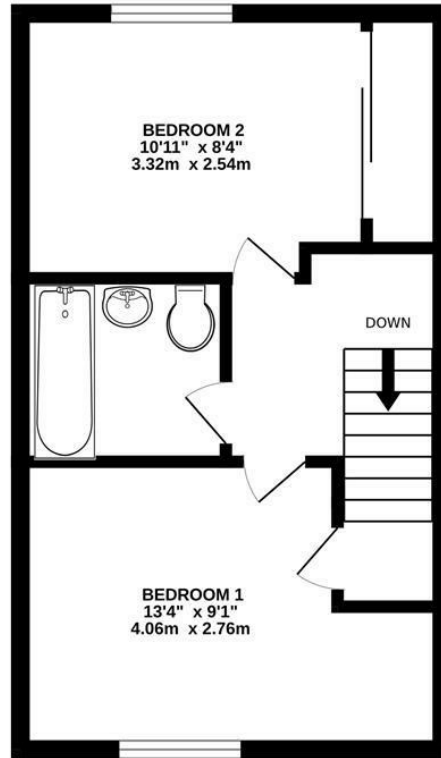
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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