



32 Howe Hill Road
, York YO26 4SW

**32 Howe Hill Road
, York YO26 4SW
£300,000**

Howe Hill Road is located within easy reach of both the City Centre yet within easy access to the ring road. The layout offers three bedrooms, a great sized lounge/diner with the bonus of a small extension to the rear offering a useful utility and ground floor WC.

The outside offers a long driveway to the garage with a very sweet garden which is thoroughly loved by the current owners.

The surrounding area boasts a friendly community vibe, with local amenities. York's rich history and vibrant culture are easily accessible, offering a plethora of shops, restaurants, and attractions to explore.

Council Tax Band C
EPC Rating TBC

Entrance
UPVC door into the entrance hall.

Entrance Hall
With stairs ahead to the first floor accommodation. Radiator. Door into the lounge.

Lounge / Diner
23'5" x 11' (7.14m x 3.35m)
A large lounge with gas fire. TV point. Two radiators. Two UPVC windows. Door into the kitchen.

Kitchen
13'1" x 6'11" (3.99m x 2.11m)
Fitted with a range of both high and low-level units. Sink unit. Built in oven with four ring gas hob and hood over. Space for fridge freezer. Boiler.





Utility

With UPVC window. Door into the WC. Plumbing for washing machine. UPVC door to the rear garden.

WC

Fitted with a two piece suite comprising WC and wash hand basin. UPVC opaque window. Radiator.

Landing

With UPVC window. Access to loft.

Bedroom One

13 x 10 (3.96m x 3.05m)

With UPVC window. Radiator.

Bedroom Two

10'2 x 10 (3.10m x 3.05m)

With UPVC window. Radiator.

Bedroom Three

9'10 x 7'1 (3.00m x 2.16m)

With UPVC window. Radiator.

Shower Room

Fitted with a three piece suite comprising; shower cubicle, WC and wash hand basin. UPVC opaque window. Extractor hood. Radiator.

Outside

To the front there is a gravelled area with planting surrounding. Long driveway adjacent leading to the garage.

Garage has power and light.

To the rear there is a raised lawned area with planting.

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 C. 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.

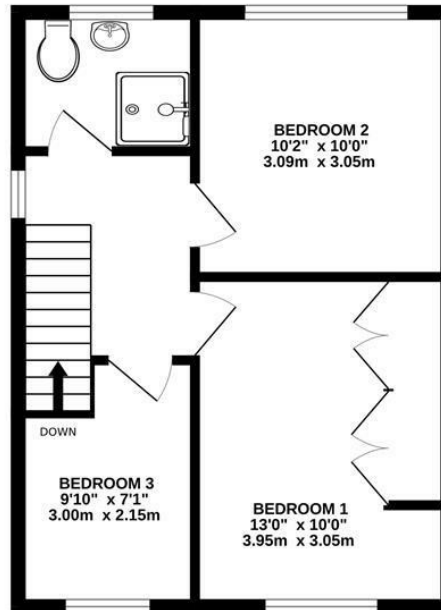
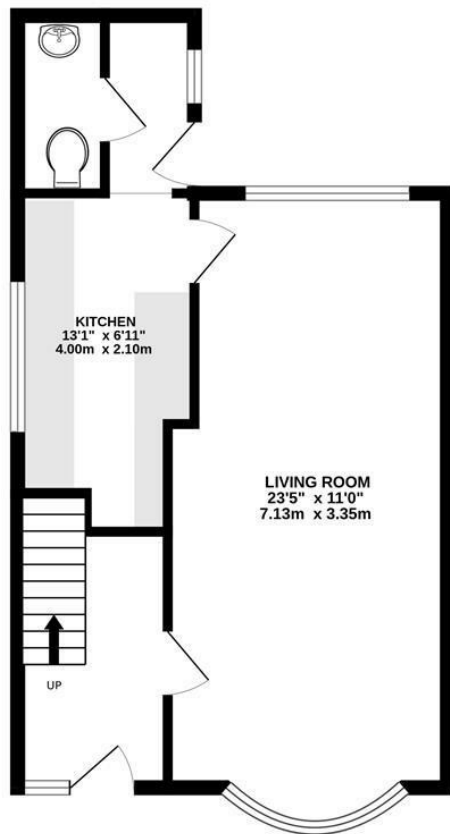
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



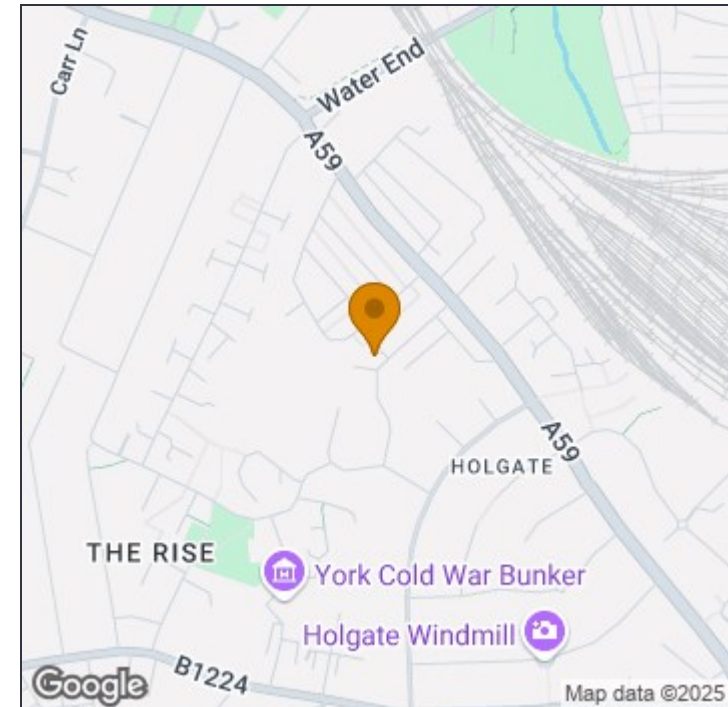
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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