

15, Hemlock Avenue,
York, YO31 9DG
£260,000



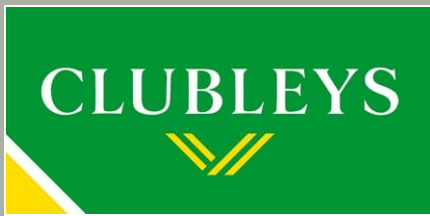
Ideal for the first time buyer or investor, we offer this three bedroom semi detached home, conveniently located and situated in a cul-de-sac position.

The accommodation comprises;- entrance hall with stairs to the first floor, a sitting room with bay window, open plan dining kitchen with an archway leading to the conservatory. To the first floor lies three bedrooms and a family bathroom.

Externally, the property offers a lawned garden to the front and side access to the rear garden, which is mainly laid to lawn with a patio seating area and storage shed.

Offered to the market with the convenience of no forwarding chain.

This property is Freehold. City of York Council - Council Tax Band C



Tenure: Freehold
City of York Council
BAND: C

ENTRANCE HALL

4.33m x 1.72m (14'2" x 5'7")

Entered via front entrance door, stairs to first floor accommodation and cupboard housing Ideal boiler.

SITTING ROOM

3.53m into bay x 2.94m (11'6" into bay x 9'7")

Fireplace with tiled surround, radiator and bay window to front elevation.

KITCHEN/DINING AREA

4.80m x 2.29m extending to 3.49m (15'8" x 7'6" extending to 11'5")

Wall and base units, integrated oven with gas hob and extractor fan over, space for washing machine, under stairs cupboard with window to side elevation, door to side elevation and window to rear elevation.

Archway to;

CONSERVATORY

3.00m x 2.77m (9'10" x 9'1")

French doors to rear elevation and windows to both sides and rear elevation .

LANDING

Access to loft and window to side elevation.

BEDROOM ONE

3.66m (into bay) x 2.93m (12'0" (into bay) x 9'7")

Fitted cupboard, radiator and bay window to front elevation.

BEDROOM TWO

3.52m x 2.90m (11'6" x 9'6")

Fitted cupboard, radiator and window to rear elevation.

BEDROOM THREE

2.10m x 1.72m (6'10" x 5'7")

Radiator and window to front elevation.

BATHROOM

2.35m x 1.73m (7'8" x 5'8")

Panelled bath with shower attachment, low flush WC, pedestal hand basin, partly tiled walls, fitted cupboard and window to rear elevation.

ADDITIONAL INFORMATION

Please note that the marketing photos are not current but give a good indication to the property.

SERVICES

Mains Water & Electricity. Gas fired central heating. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX BAND

City of York Council - Council Tax Band C

APPLIANCES

None of the above appliances have been tested by the Agent.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

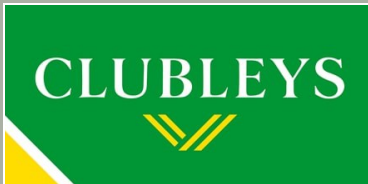
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.