



## Tre York, £260,000

- Council tax band B
- Well-presented throughout
- Ideal family home
- Garage
- Close to local amenities
- EPC Rating: Awaited



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## About the property

Presenting this appealing three-bedroom semi-detached house, now available for sale in a popular location, ideal for families seeking comfort and convenience. The property is perfectly positioned within proximity to excellent public transport links, local schools, and a variety of local amenities.

Upon entering, you are welcomed into a well-proportioned reception room that offers a versatile space for relaxation and entertaining guests. The house boasts a thoughtfully designed kitchen, ideal for both daily family meals and social gatherings. A ground floor W.C adds to the properties appeal.

Upstairs, three bedrooms provide ample accommodation for families of all sizes, supporting both relaxation and privacy. A family bathroom serves the upper level, ensuring practical living arrangements.

A notable advantage of this property is the private garage, offering secure parking and additional storage solutions.

For those who appreciate outdoor pursuits, the surrounding area features attractive walking routes, perfect



## Accommodation

### Hallway

11' 1" Max x 6' 10" Max ( 3.38m Max x 2.08m Max )

### Reception Room

21' 7" Plus window x 12' 10" Max ( 6.58m Plus window x 3.91m Max )

### Kitchen

13' 5" Max x 10' 8" Max ( 4.09m Max x 3.25m Max )

### W.C.

### Landing

### Bathroom

### Bedroom 1

10' 6" Max x 16' 4" Max ( 3.20m Max x 4.98m Max )

### Bedroom 2

12' 1" Max x 9' 7" Max ( 3.68m Max x 2.92m Max )

### Bedroom 3

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## Floorplan



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