



Hull Road
York
YO10 3LP

Offers Over £325,000



Ashtons Estate Agents are pleased to offer to the market this three-bedroom semi-detached home, located in the popular residential area of Hull Road. Conveniently positioned close to local amenities, shops, and the University of York, the property is offered for sale with no onward chain.

Set back from the road with two off street parking spaces, the property opens into a welcoming entrance hall. To the front of the home is a bright and spacious living room, featuring two windows that allow natural light to flood the space. To the rear is a well-proportioned kitchen/dining room, offering ample storage, worktop space and a breakfast bar, with direct access to the garden, ideal for everyday living and entertaining. Completing this floor in a shower Room and WC.

To the first floor are three bedrooms, along with a family bathroom completing the accommodation.

To the rear, the property benefits from a garden laid mainly to lawn, complemented by planting beds and a patio area, providing a pleasant outdoor space for relaxation and entertaining.

This property presents an excellent opportunity for a range of buyers, including families, first-time purchasers, and investors alike, and is ideally located for access to the city centre, university, and transport links.

Council Tax Band B

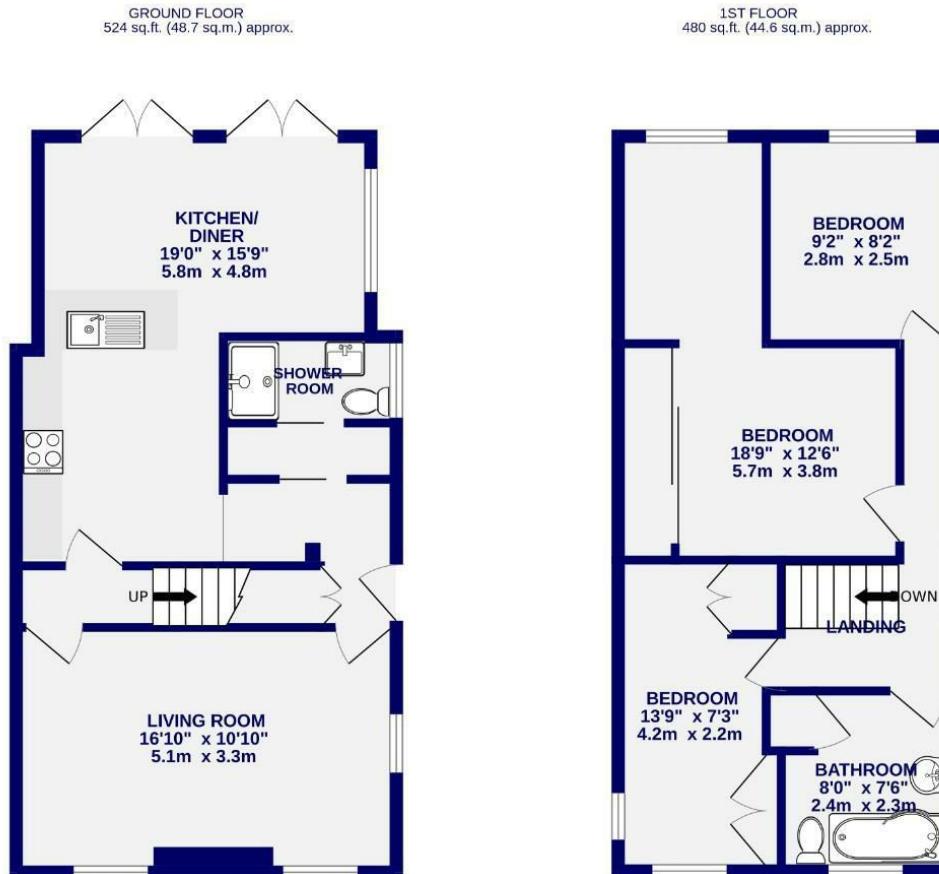




Hull Road York YO10 3LP

Freehold
Council Tax Band - B

- Semi Detached Home
- Three Bedrooms
- Family Kitchen Dinner
- Generous Living Room
- Modern Bathroom
- Downstairs WC & Shower Room
- Off Street Parking
- No Onward Chain
- EPC C



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.
Whilst every attempt has been made to ensure the plan of the floorplan, measurements of rooms and any other features are as accurate as possible, no guarantee is given 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.
Made with Homeplan 00205

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.