Nairn Close, York, YO24 2RB

- Beautifully Presented Throughout
- Large Integral Garage
- Sought After Residential Location
- Three Good Sized Bedrooms
- Living & Dining Area
- Council Tax Band D

HUNTERS®
HERE TO GET *you* THERE

£400,000

Nairn Close, York, YO24 2RB

DESCRIPTION

A beautifully presented three-bedroom detached house, occupying a pleasant position within the sought-after Nairn Close and offering generous, well-proportioned accommodation together with a particularly large garage and attractive gardens.

The property is entered via a welcoming hallway with a useful ground-floor W.C. The spacious living room features a bay window to the front and flows through an attractive archway into the dining area, creating a sociable semi-open-plan layout. From here, there is access into a bright sun room overlooking the rear garden. A well-appointed fitted kitchen provides a good range of storage and worktop space, with access through to the substantial integral garage.

To the first floor are three bedrooms, including two generous doubles with excellent fitted storage, alongside a well-presented shower room.

Externally, the property enjoys a generous driveway offering ample off-street parking and access to the large garage. To the rear is an established enclosed garden with patio seating areas, lawn and mature planting, creating an attractive space for relaxing and entertaining.

A superb opportunity to purchase a well-maintained and beautifully presented detached home in a highly regarded residential location.

Ground Floor **First Floor**

Total floor area 144.9 m² (1,559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

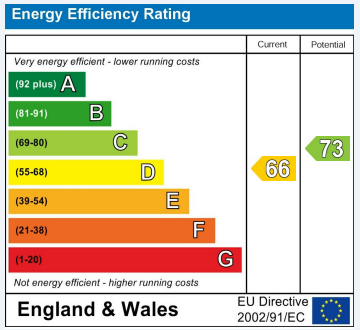
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com