Tranby Avenue, York, YO10 3NN

- Well Maintained Throughout
- Generous Rear Garden
- No Onward Chain
- Three Bedroom Semi-Detached
- Useful Store And Utility
- Council Tax Band C

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£350,000

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DESCRIPTION

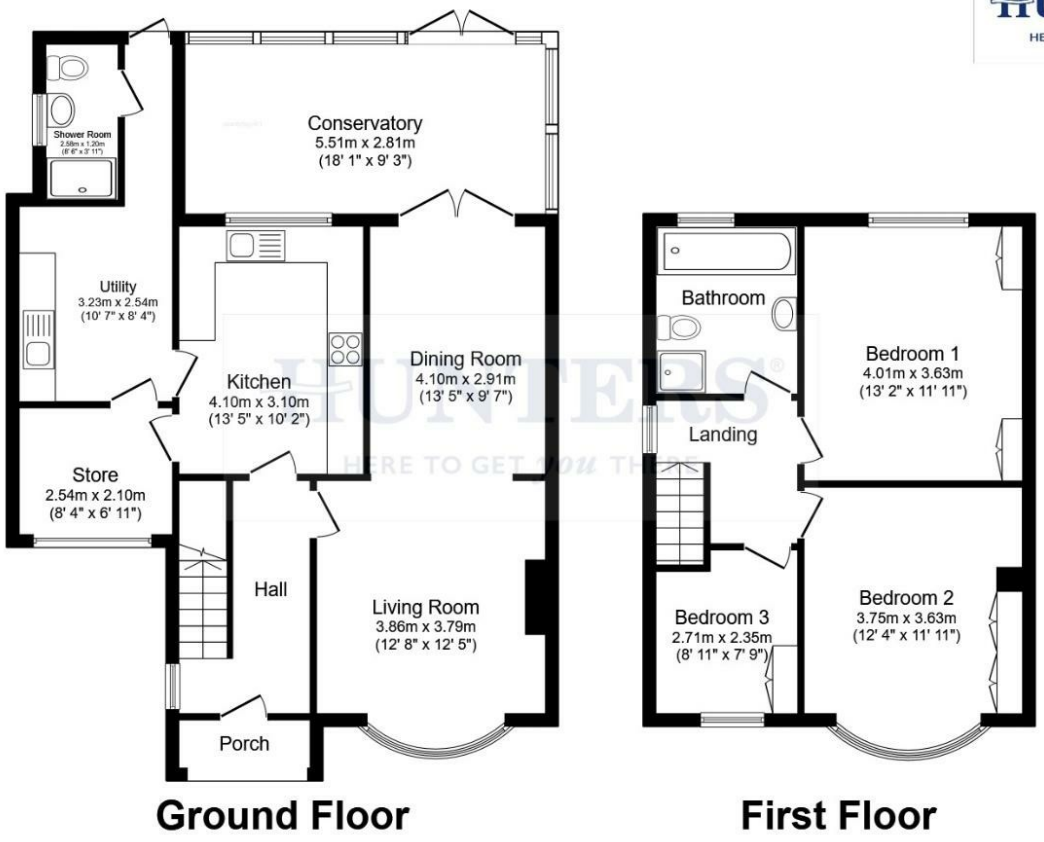
This well maintained three bedroom semi-detached home is situated in a popular residential location, offering generous and versatile accommodation together with a good-sized rear garden and ample off-street parking.

The ground floor is entered via a useful porch into the hallway, with a comfortable living room featuring a bay window to the front. To the rear is a separate dining room which opens into a bright conservatory overlooking the garden, while the fitted kitchen provides a good range of storage and worktop space. The former garage has been converted to provide a useful store, with a separate utility room and ground floor shower room beyond, adding further practicality to the accommodation.

To the first floor are three bedrooms, including two generous doubles, together with the house bathroom. The property has clearly been well cared for and provides an excellent opportunity for a buyer looking for a spacious family home that can be enjoyed as it is, while still offering scope to personalise over time.

Outside, the block paved frontage provides plenty of off-street parking, while to the rear is an established garden with a combination of lawn, paved seating areas and mature planting, creating an attractive outdoor space.

Tranby Avenue is a popular and convenient location with good access to a range of local amenities, while also being well placed for routes around the city and easy access to the York outer ring road and A64.



Total floor area 138.4 m² (1,489 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

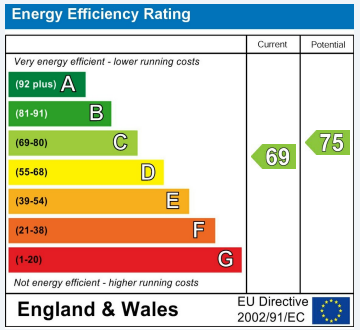
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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