

## Brunel Court, York, YO26 4UU

- Kitchen Diner
- No Onward Chain
- Three Bedrooms
- Convenient For Train Station
- Garden
- Council Tax Band B

£265,000

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# Brunel Court, York, YO26 4UU

## DESCRIPTION

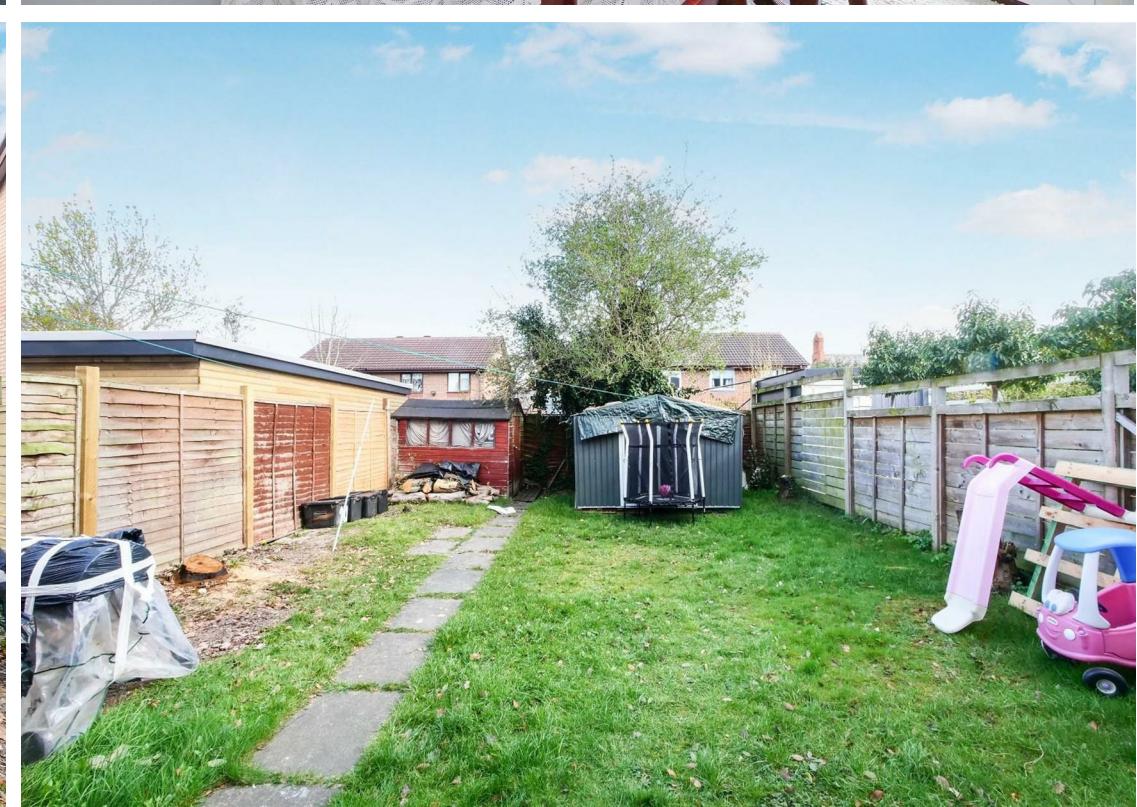
A three bedroom, end townhouse in a popular residential location offering convenient access to the train station and riverside walks to the city centre.

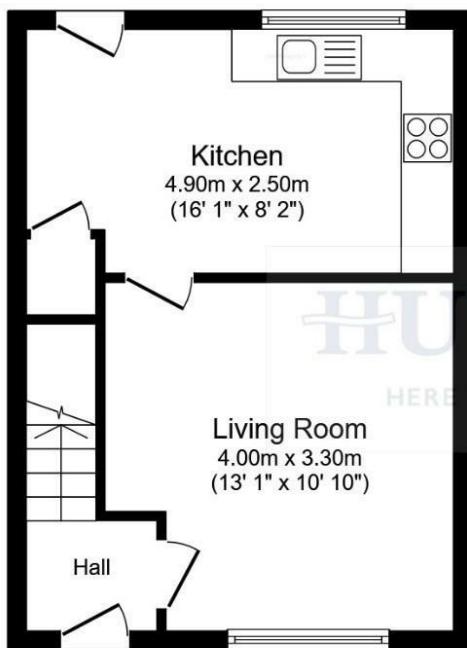
Upon entering the property there is an entrance hall with stairs leading to the first floor. The living room is found to the front of the property and the kitchen diner runs the width of the property to the rear. The kitchen features a range of base and wall units with integrated oven and hob with extractor above. An external door from the dining area leads to the rear garden.

To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a lawned front garden and a driveway providing off street parking. To the rear there is an enclosed garden with shed.



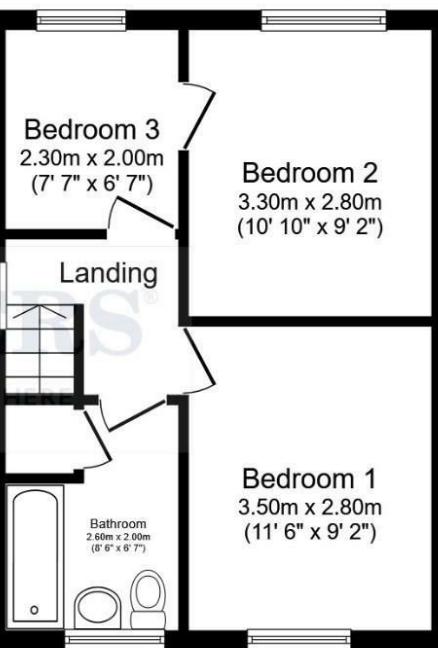




**Ground Floor**

Total floor area 67.6 sq.m. (728 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 [www.focalagent.com](http://www.focalagent.com)



**First Floor**

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

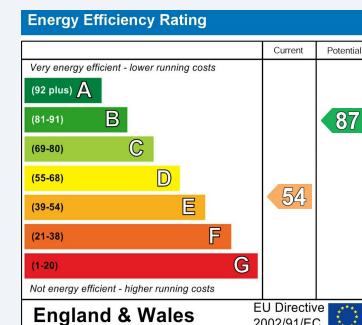
#### Viewings

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

#### Valuations

## 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.

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