



9 Somerset Road

York, YO31 8SE

Offers Over £280,000



**NO ONWARD CHAIN - OFF STREET
PARKING - THREE BEDROOMS**

Offered for sale is this three bedroom, three storey, end of terrace house on a corner plot at the end of a cul-de-sac, located just north of York's city centre. Convenient for popular schools and amenities, transport links and Monks Cross retail park. This property is sure to appeal to a range of buyers looking for a well-proportioned home.

Benefitting from uPVC double glazing and gas central heating, the internal living accommodation comprises; Entrance hallway, lounge with bay window, dining kitchen with glazed doors onto garden, first floor landing, two first floor double bedrooms, three piece bathroom suite and second floor bedroom. To the outside is a front driveway providing off street car parking and the potential for electric car charging, whilst to the rear is an enclosed lawned garden with sitting areas. An accompanied viewing is strongly recommended.



Entrance Hallway

Living Room

13'3" x 12'9" (4.06m x 3.91m)

Dining Kitchen

15'8" x 10'7" (4.80m x 3.25m)

Bedroom 1

12'0" x 9'10" (3.68m x 3.02m)

Bedroom 2

15'9" x 9'9" (4.82m x 2.99m)

Bathroom

Bedroom 3

12'5" x 9'7" (3.81m x 2.94m)

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to





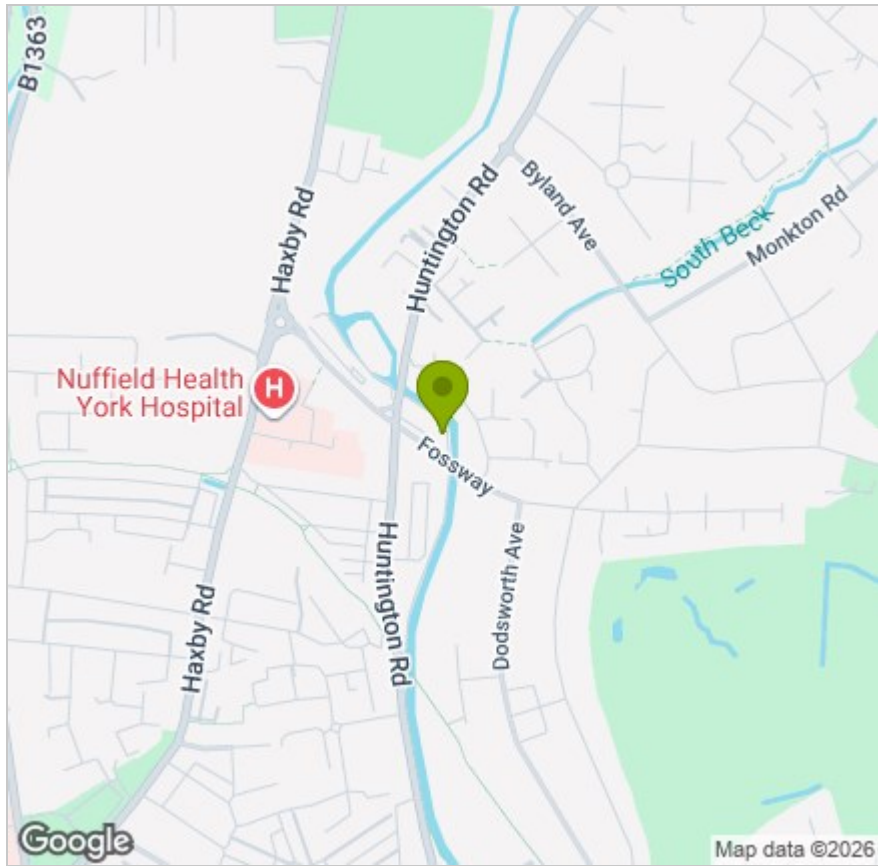
fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



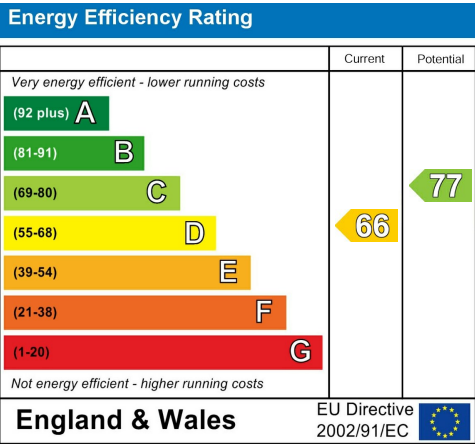
FLOOR PLAN



LOCATION



EPC



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