

**10 Juniper Close**  
York, YO32 4TJ

**Offers Over £325,000**

This well presented three bedroom family home is located in New Earswick, a popular suburb of York and is well served by a wide range of local services and amenities, including catchment for well regarded primary and secondary schools

Accommodation briefly comprises to the ground floor; an entrance hall, kitchen and lounge To the first floor are three good sized bedrooms and family bathroom. The property benefits from a garage and good sized garden.

EARLY VIEWING IS ESSENTIAL FOR THIS FAMILY HOME  
IN A SOUGHT AFTER LOCATION



**WELL PRESENTED FAMILY HOME**

**GOOD SIZED GARDEN**

**GARAGE**

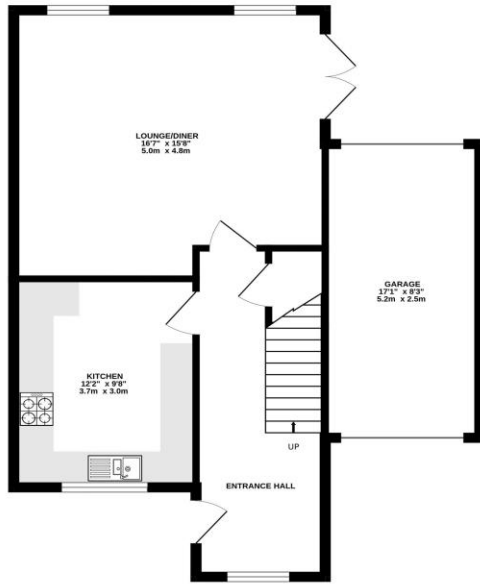
**EASY ACCESS TO YORK CITY CENTRE & YORK'S  
OUTER RING ROAD**

**CHAIN FREE**

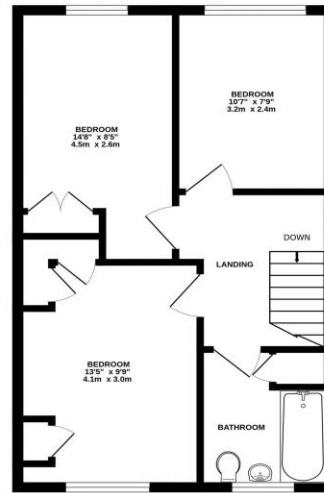
**POPULAR SUBURB OF YORK**



GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
Made with NetSpace C52026

Tenure: FREEHOLD  
Local Authority: YORK CITY COUNCIL  
Tax Banding: TO COMPLETE

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Electricity: MAINS  
Heating: GAS  
Sewerage: MAINS  
Water: MAINS  
Broadband: TO COMPLETE  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Compliance - Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Landmark, who may contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

### Office Address

66 Bootham, York, YO30 7BZ  
01904 378 008  
sales@chestnutsolutions.co.uk

### Opening hours

Mon-Fri 0830 - 1730  
Sat - 0900 - 1400

# Energy performance certificate (EPC)

|                                                      |                        |                                              |
|------------------------------------------------------|------------------------|----------------------------------------------|
| 10 Juniper Close<br>New Earswick<br>YORK<br>YO32 4TJ | Energy rating<br><br>C | Valid until: 27 May 2032                     |
|                                                      |                        | Certificate number: 5712-7625-8050-0183-5226 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 90 square metres    |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |