



## Caldbeck Close, York, YO30 5QZ

- Semi Detached Home
- Spacious Living/Dining Room
- Detached Garage & Driveway
- Three Bedrooms
- Modern Fitted Kitchen
- Council Tax Band C

**£292,000**



# Caldbeck Close, York, YO30 5QZ

## DESCRIPTION

A well-presented three-bedroom semi-detached home located in a popular residential area to the north of York, offering excellent access to local amenities, schools and transport links. With spacious accommodation throughout, this property is ideal for first-time buyers, families and investors.

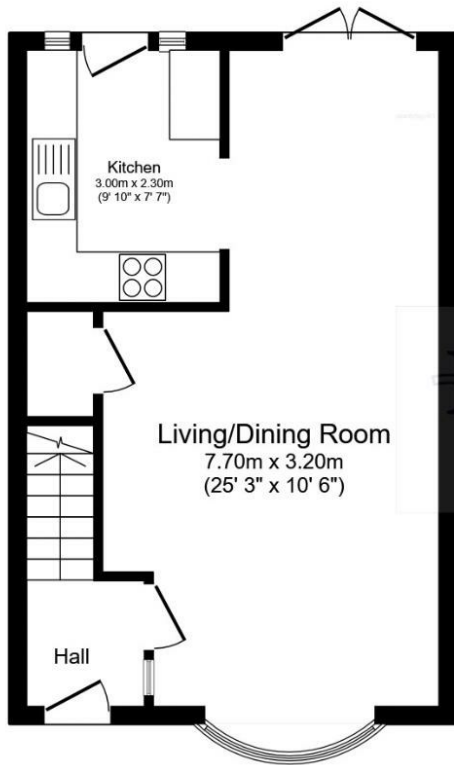
The ground floor features an entrance hall leading into a generous open-plan living/dining room with a bay window to the front elevation and French doors opening onto the rear garden, creating a bright and versatile living space. The fitted kitchen includes contemporary shaker-style units, integrated cooking appliances and access to the rear garden.

To the first floor are three bedrooms, including two well-proportioned doubles and a third bedroom suitable as a nursery, dressing room or home office. The house bathroom is fitted with a modern white suite with shower over bath.

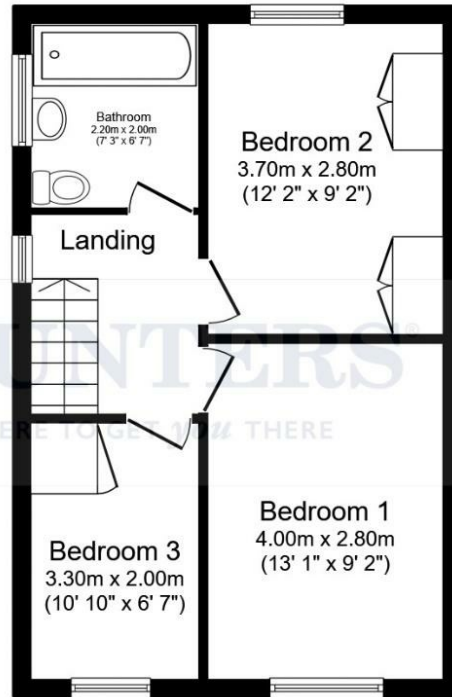
Externally, the property offers off-street parking, gated side access and a detached garage. The rear garden is low-maintenance and enclosed, with a patio and raised decking area ideal for outdoor seating and entertaining.



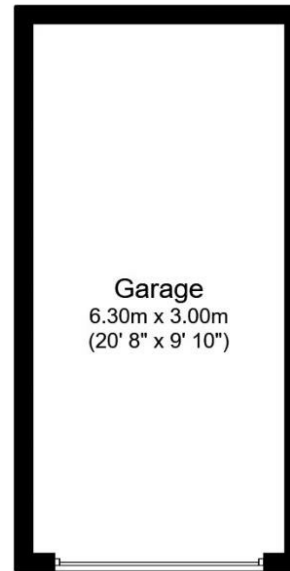




**Ground Floor**



**First Floor**



**Garage**

Total floor area 96.2 m<sup>2</sup> (1,036 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](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

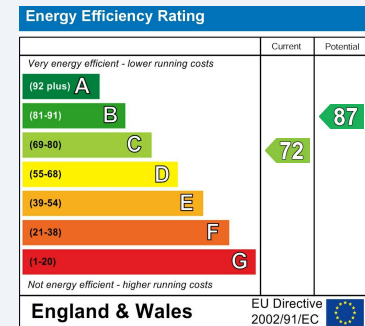
**Valuations**

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](mailto:york@hunters.com) <https://www.hunters.com>

