Naburn, York, YO19 4PR

- Well-Presented Semi-Detached Family Home
- Three Generously Sized Bedrooms
- Garage with Part Conversion to a Versatile Studio
- Open-Plan Extended Kitchen, Dining and Family Area
- Landscaped Rear Garden
- Convenient Access to the A64 and York City Centre

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£305,000

Naburn, York, YO19 4PR

DESCRIPTION

A beautifully presented three-bedroom semi-detached home in the highly desirable village of Naburn, just under five miles south of York City Centre. Offering spacious, well-maintained accommodation and an impressive rear extension, this is an ideal property for families seeking modern living in a peaceful village setting with excellent access to York, the A64 and surrounding amenities.

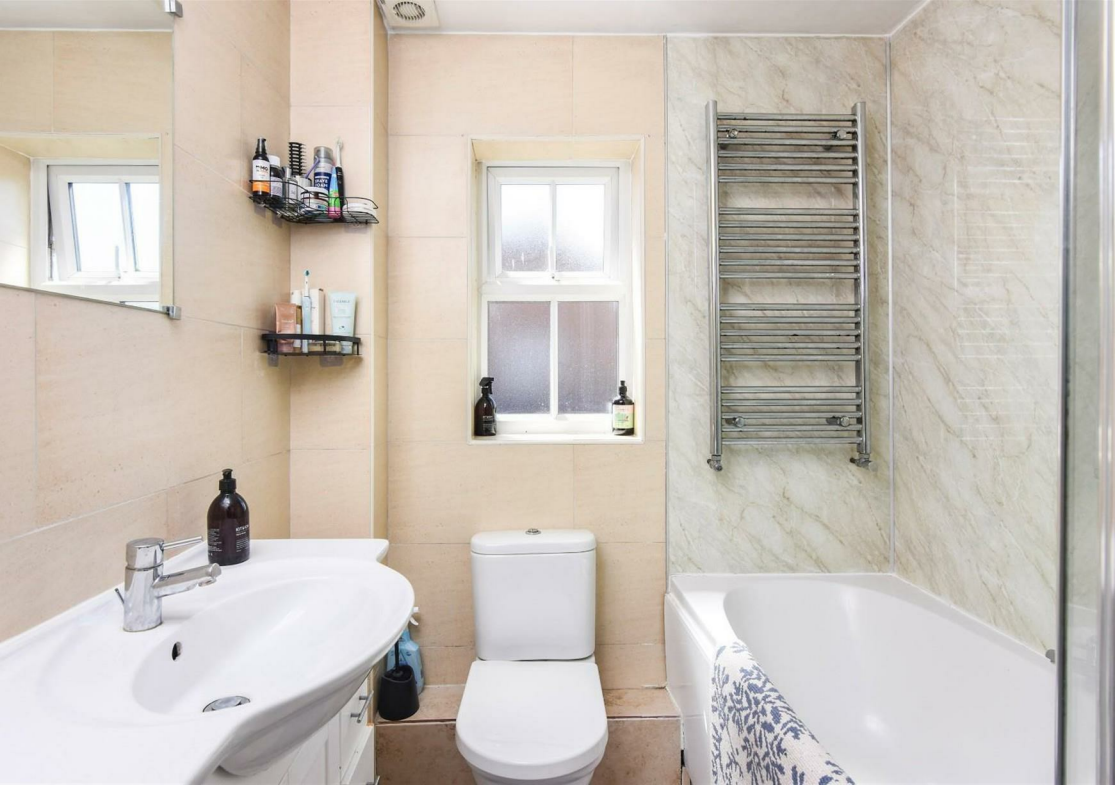
A welcoming entrance hall leads to a bright and comfortable living room featuring a front-facing window, useful under-stairs storage and a gas-fired fireplace.

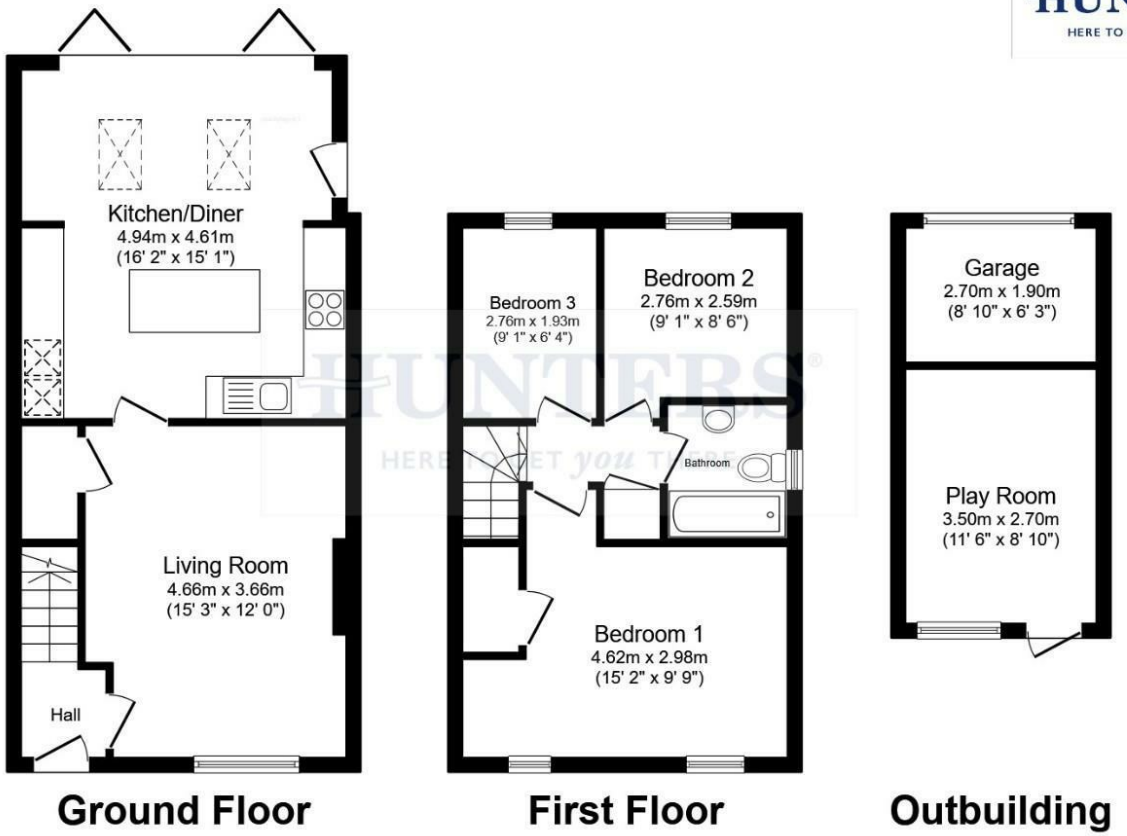
To the rear, the standout feature of the home is the open-plan kitchen, dining and family room, enhanced by roof skylights and wide bi-fold doors that flood the space with natural light and open directly onto the garden. Finished with oak flooring, the kitchen includes contemporary fitted units, a central breakfast island, integrated oven, extractor hood, dishwasher and washing machine, plus space for an American-style fridge freezer.

Upstairs, the first floor offers three well-proportioned bedrooms, all served by a modern family bathroom with shower over bath.

Externally, the property enjoys an enclosed front garden, side access and a landscaped rear garden with lawn, planted borders and a decked seating area — perfect for outdoor dining and entertaining. The garage has been partially converted into a practical external studio, ideal as a home office, gym or hobby room. Off-street parking is available both alongside the property and on the driveway.

Naburn is a charming riverside village positioned along the River Ouse, offering a peaceful semi-rural setting while remaining within easy reach of York city centre, local amenities and key commuter routes.





Total floor area 94.0 m² (1,012 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

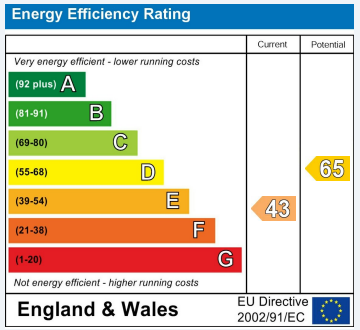
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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