

## \*\*Three Bed Semi Detached\*\*

Located in a popular area of York just off Fulford Road, with easy access to the A64 and York City centre, this 3 bedroom semi detached property comprises of a living area, separate dining room, and kitchen.

With a downstairs W/C, separate utility space and integral garage, this property offers storage and living accommodation that is suitable for families, young couples or up to two professional sharers. The rear of the property benefits from a large garden. Upstairs, the living accommodation comprises of two double bedrooms with integral storage, a single bedroom to the rear and a family bathroom with bath and sink unit.

Additional storage is available in the loft, which is fully boarded with power.

EPC Rating D

Council Tax C



















## **FLOOR PLAN LOCATION** York Sport Centre **Heslington Ln** Bray Road Play Area Ground Floor 631 sq.ft. (58.6 sq.m.) approx. 1st Floor 429 sq.ft. (39.8 sq.m.) approx Broadway Playground Danum Rd eak House Farm 🛆 HeslingtonLn Bathroom 7'7" x 5'5" 2.31m x 1.65n Heslington Ln Garage 17'2" x 8'8" 5.24m x 2.64m Fulford Fulford School Main St Bedroom 2 12'4" x 9'2" 3.75m x 2.79m Map data @2025 **Energy Efficiency Rating** Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the thoughan contained here, measurement of doors, windows, soons and any other tierns are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. (69-80) (55-68) (39-54) (21-38) G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC