

MARSH & MARSH PROPERTIES

31 Yearsley Crescent, Huntington, York, YO31 8RS

£225,000



****ATTENTION TO ALL YOUNG/PROFESSIONAL COUPLES, FIRST TIME BUYERS OR ANYONE DOWNSIZING**** Situated in a quiet cul-d-sac just off Huntington Road, this much sought after and convenient location is just a short walk away from York City Centre. This **TWO DOUBLE BEDROOM** mid terrace property has undertaken a full refurbishment since 2020 and therefore is presented to an extremely high standard and spec. To fully appreciate this property and to avoid disappoint, an early inspection comes strongly advised. In brief comprises of a lounge, a modern dining kitchen and a stylish shower room are all to the ground floor. To the first floor are two double bedrooms. Externally you will find an enclosed courtyard to the rear.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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LIVING ROOM 3.4 x 3.7m (11'1 x 11'11)



Bespoke cabinets have been neatly built-in to both alcoves which sandwich an impressive living flame effect, electric fire that is housed within a tasteful marble fireplace. Completing this room to a high standard and spec is the designer wallpaper, laminate flooring, radiator, UPVC window, UPVC door and an eye catching large crystal chandelier.

KITCHEN (3.4 x 3.3m (11'1 x 10'11))

A modern fitted kitchen boasts ample storage space for this property and is complimented by the under unit lighting. Along with an integrated fridge, freezer and a washing machine, there is a built-in double electric oven with a matching induction hob and a stylish cooker hood above.

The asterite sink has a chrome mixer tap looks out over the rear courtyard via a UPVC window. Finishing this room to a high spec and standard is the laminate floor, open staircase with a toughened glass banister and a UPVC stable door which opens out to the courtyard.



SHOWER ROOM

This stylish suite comprises of a large shower cubicle with a power shower that boasts both a handheld and rainfall shower heads, a low flush toilet and a pedestal sink. Completing this room are the tasteful wall and floor tiles, radiator, ceiling spotlights and a UPVC window.



A double room with tasteful décor, laminate flooring, radiator and a UPVC window.

BEDROOM TWO 2.5 x 3.3m (8'4 x 10'11)



LANDING

The glass banister staircase leads up from the kitchen.

BEDROOM ONE 3.4 x 3.7m (11'1 x 11'11)



A double room with laminate flooring, storage cupboard, radiator and a UPVC window.

EXTERNAL



To the rear of the property is a beautiful courtyard that can be developed to a design of your choice.



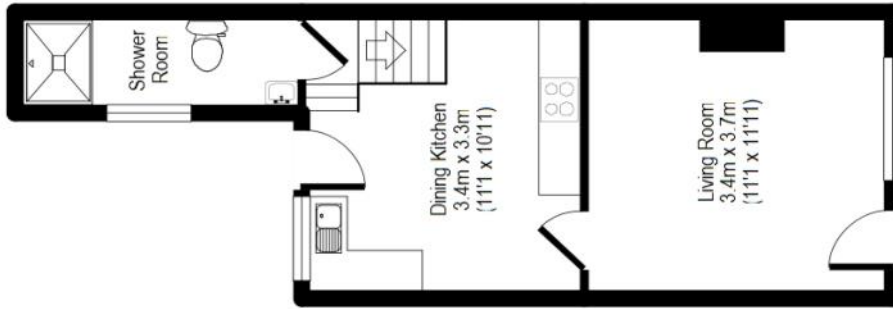
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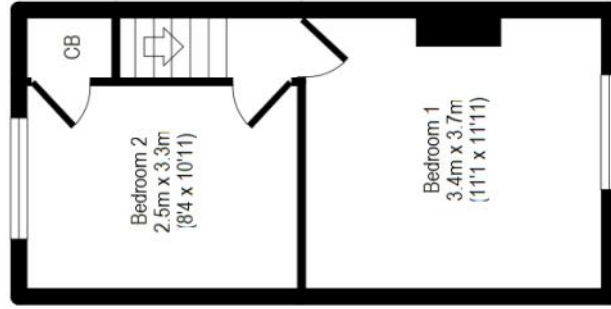


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APPROX GROSS INTERNAL FLOOR AREA: 52 sq. m / 556 sq. ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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