



Hull Road, York £350,000

A thoughtfully extended 1930's detached home offering spacious living accommodation in this popular location within close proximity to York City Centre, York University and the outer ring road.



The property is accessed via a uPVC double glazed door leading into the entrance hallway which benefits from original timber doors leading to the downstairs living accommodation.

The property has a spacious sitting room with a bay window to the front elevation and a central fireplace with feature tiling and timber surround.

The dining room is again of a generous size with a multifuel burner with timber hearth, fitted timber storage unit and French doors leading out to the rear garden.



The kitchen has a range of bespoke, farmhouse, wall and base fitted units offering substantial storage. Timber preparation surfaces with tiled splashbacks incorporate a Belfast sink with drying area and there is an integrated washing machine as well as space for a Rangemaster style oven and a fridge freezer. A uPVC stable door provides access to the side elevation.

To the first floor are four well-proportioned bedrooms, three of which are double in size.



The house bathroom is fully tiled and contemporary in design, comprising a three-piece suite including bathtub with shower head over, low flush WC and wash hand basin.

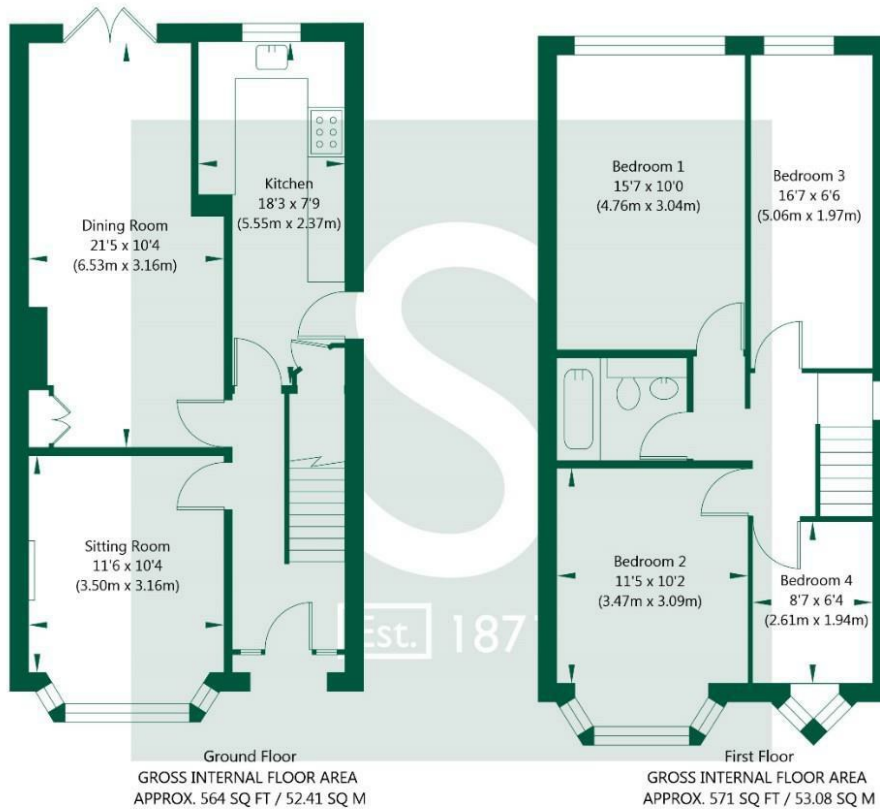
To the rear of the property is a good sized enclosed garden which has well-established borders, a barbecue area, log store and herb garden. There is also a detached garden ideal for storage and additional storage/parking space to the side and front of the property.



It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Hull Road, York, YO10 3JS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1135 SQ FT / 105.49 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2020



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

- CS Hill FNAEA
- N Lawrence

