CLUBLEYS City

7, Harden Way,
York, Fulford, YO19 4AW
£294,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

NOW REDUCED BY £31,000

A modern three-bedroom semi-detached home offering approximately 883 sq ft of thoughtfully arranged accommodation, a generous enclosed rear garden and ample off-street parking. An ideal choice for families, first-time buyers or those looking for a comfortable home in a convenient location.

The ground floor features a welcoming entrance hallway, a comfortable living room and a modern kitchen diner, providing a practical space for everyday family life and entertaining. A downstairs W/C adds further convenience.

Upstairs, there are three good-sized bedrooms, including a main bedroom with its own en-suite, together with a separate family bathroom.

Outside, the generous, private and enclosed rear garden provides plenty of room for outdoor dining, relaxing or children to play. To the front, a driveway offers ample off-street parking.

Situated in a popular and convenient location, the property is within easy reach of local shops, schools and transport links, making it well suited to a range of buyers.

With a recent price reduction of £31,000, this property is well worth viewing to appreciate the space and accommodation on offer.















CLUBLEYS City

Tenure: Freehold
City of York Council
Band: C













VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

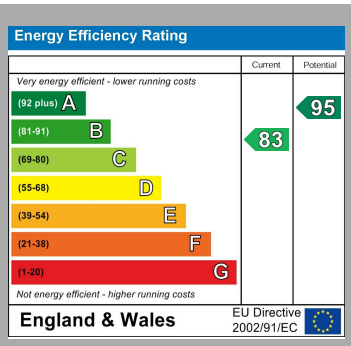
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS City

8 The Square, Stamford Bridge, York,
YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.