



ROB LETTS
exp^{UK}

Ouseburn Avenue, York

£285,000

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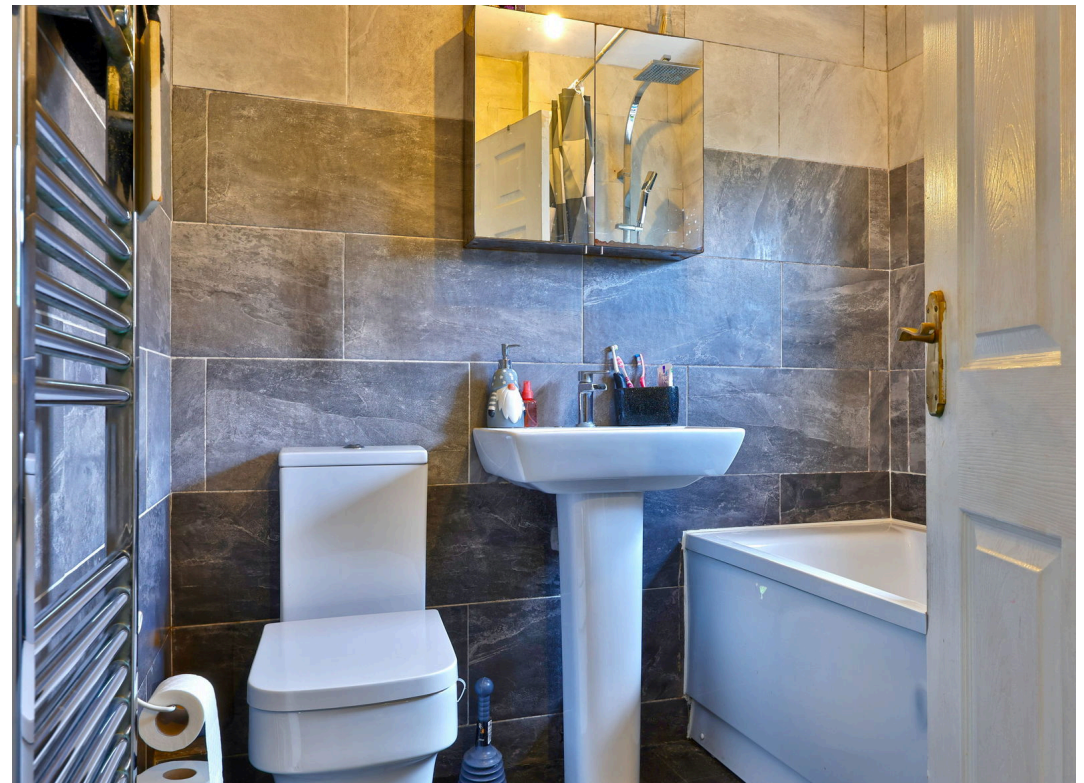


RL0918 - Located in the popular area of Acomb, York, this well-proportioned three-bedroom mid-townhouse offers generous living space, a rear extension, and off-street parking for two vehicles.

Inside, the home offers a spacious lounge, perfect for relaxing, alongside a well-equipped kitchen with ample storage and worktop space. The standout feature is the extended dining room, which is filled with natural light thanks to two Velux windows and French doors, opening directly onto the enclosed rear garden. This creates a wonderful indoor-outdoor flow, ideal for entertaining or simply enjoying the additional space. The family bathroom is conveniently located on the ground floor, offering a practical layout for modern living.

Upstairs, the property benefits three generously sized bedrooms, all offering excellent proportions and flexibility for families, professionals, or those in need of a home office.

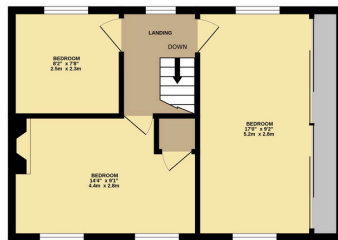
Outside, the private south facing rear garden provides a great space to relax, while the off-street parking for two vehicles at the front of the property is a valuable addition in this area.



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



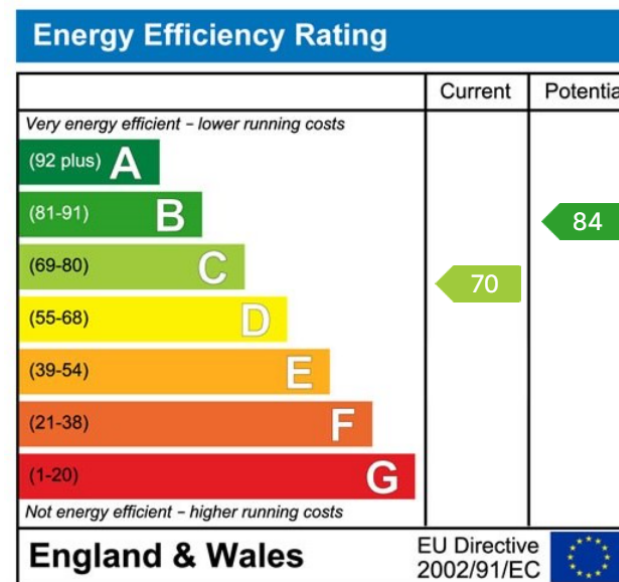
1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Mergim 10/2020



- Mid Town House
- Three Bedrooms
- Extended Dining Room With Velux Windows and Sliding Doors
- Off Street Parking
- South Facing Rear Garden
- Ground Floor Bathroom
- Lounge
- Great Location
- EPC
- Quote RL0918 To Book Your Viewing



ROB LETTS

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