



69, Crombie Avenue,
York, YO30 6DW
Chain Free £250,000



*** Attention First Time Buyers & Investors ***

This beautifully presented mid-terrace home offers spacious, modern living in a convenient location.

Upon entering, you're welcomed into a bright entrance hall that flows seamlessly into a generous sitting room and a modern, open-plan kitchen, ideal for both relaxing and entertaining. A useful understairs cupboard provides plumbing for a potential ground floor WC, or it can continue serving as a handy storage area. From the kitchen, a rear door leads out to a large decked seating area - perfect for outdoor dining alongside an external store and a lawned garden. Upstairs, the first floor features two well-proportioned bedrooms, a family bathroom and a versatile office/study area. A staircase from this space leads to a thoughtfully decorated loft room, complete with bright velux windows. Please note that we have been advised the loft conversion does not currently conform to building regulations.

Located in Clifton, just outside central York, the property enjoys excellent access to Wigginton Road and the A1237. York Hospital is close by, and a variety of local shops are within reach. For more extensive shopping, dining, and leisure options including a cinema, Clifton Moor Retail Park and York city centre are both easily accessible.



Tenure: Freehold
City of York Council - BAND B
BAND: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door, tiled floor and stairs to the first floor. Open to;-

SITTING ROOM

3.58 x 3.06 (11'8" x 10'0")

Window to front.

Laminate wood flooring and radiator. Open to;-

KITCHEN

3.56 x 3.06 (11'8" x 10'0")

Door and window to rear.

Wall and base units, integrated oven with electric hob and extractor fan over, stainless steel sink unit, space for a fridge freezer, dishwasher and washing machine. Wall mounted gas boiler, understairs cupboard, laminate wood flooring and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

3.52 max x 2.73 (11'6" max x 8'11")

Window to front.

Feature decorative fireplace, storage cupboard and radiator.

BEDROOM TWO

3.24 x 2.69 (10'7" x 8'9")

Window to rear.

Storage cupboard and radiator.

BATHROOM

2.52 x 2.50 (8'3" x 8'2")

2x windows to rear.

Suite comprising panelled bath with mixer tap and shower over, low flush WC and wash hand basin in vanity unit. Part tiled walls, tiled floor, extractor fan, chrome ladder style radiator and additional radiator, under stairs cupboard.

STUDY AREA

Window to front. Stairs leading to;-

SECOND FLOOR

DECORATED LOFT SPACE

5.22 max x 4.20 max (17'1" max x 13'9" max)

2x velux windows to rear, eaves storage cupboards and radiator. Please note that we have been advised the loft conversion does not currently conform to building regulations.

ADDITIONAL INFORMATION

SERVICES

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

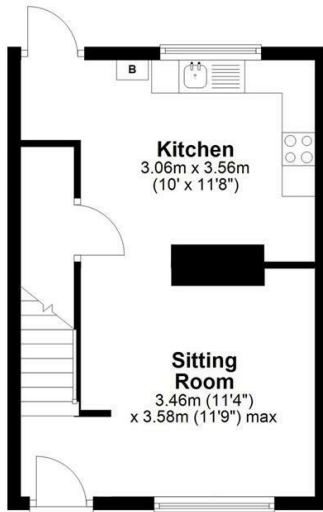
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

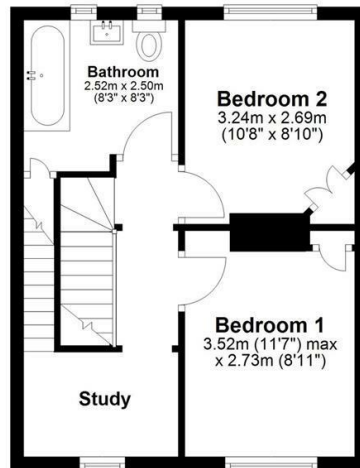
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



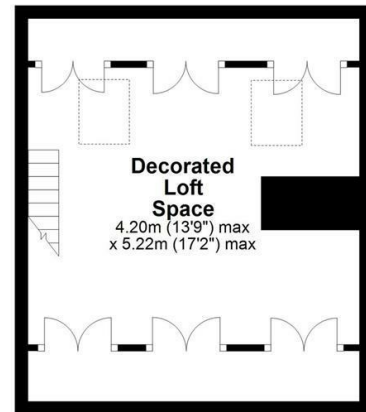
Ground Floor



First Floor



Second Floor



Total Area Approx. 680 sq. ft. (Not Including Loft Space)

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	85
EU Directive 2002/91/EC		

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.