



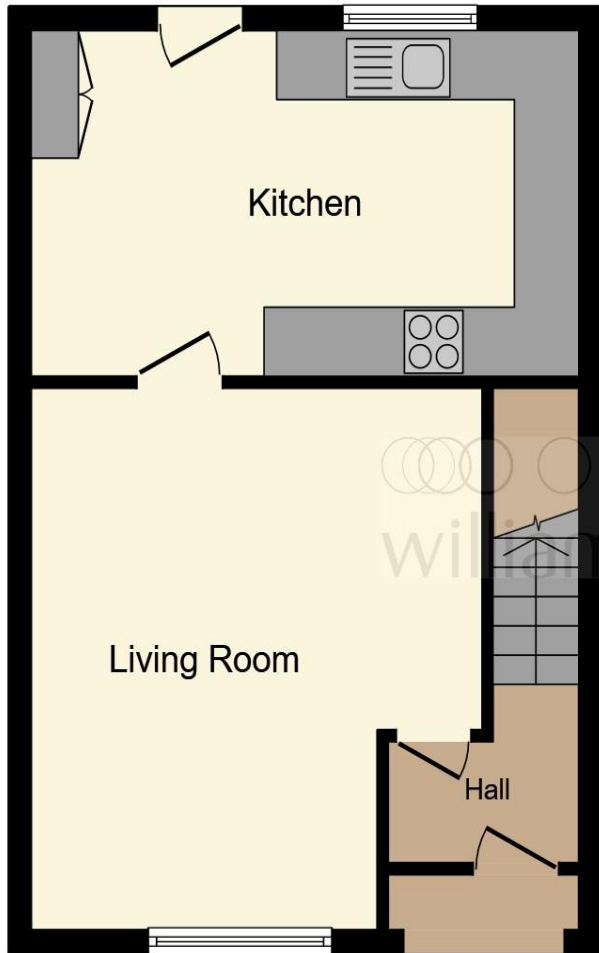
**Melcombe Avenue, Strensall York YO32 5BA**

**welcome to**

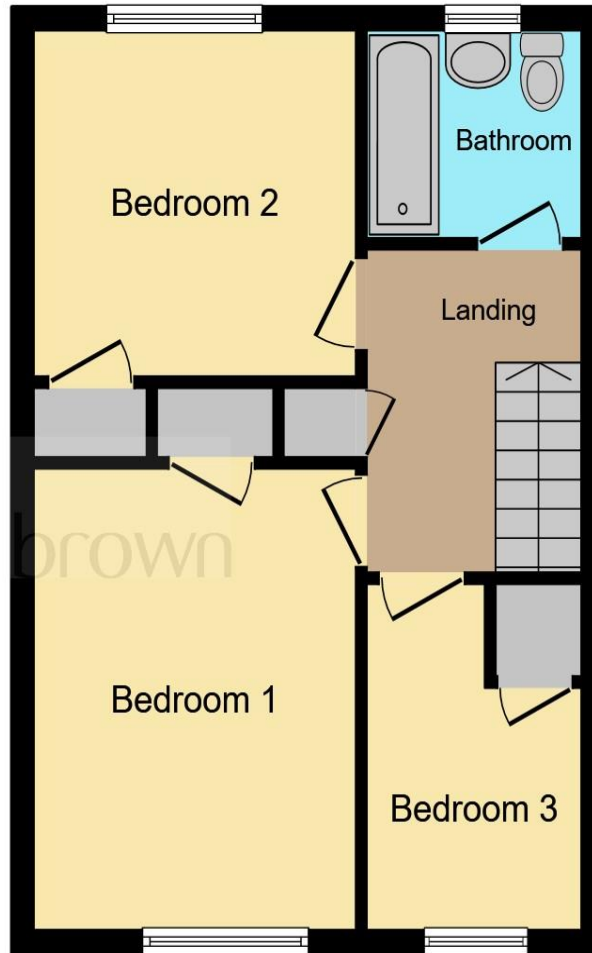
**Melcombe Avenue, Strensall York**

Welcome to Melcombe Avenue... This house is surprisingly spacious! It features well-proportioned rooms and a modern kitchen that you'll love. Make sure to consider it for your shortlist.





**Ground Floor**



**First Floor**

**Lounge**  
15' 8" x 12' 5" ( 4.78m x 3.78m )

**Kitchen**  
12' 8" x 9' 1" ( 3.86m x 2.77m )

**Bedroom 1**  
12' 10" x 8' 11" ( 3.91m x 2.72m )

**Bedroom 2**  
9' 9" x 9' 9" ( 2.97m x 2.97m )

**Bedroom 3**  
9' 7" x 6' 6" ( 2.92m x 1.98m )

**Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Melcombe Avenue, Strensall York

- MID TERRACE PROPERTY
- THREE BEDROOMS
- MODERN KITCHEN
- GARDEN LODGE/OFFICE
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

offers over

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAX105200 - 0004

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