



**Middleham Avenue, York YO31 9BD**

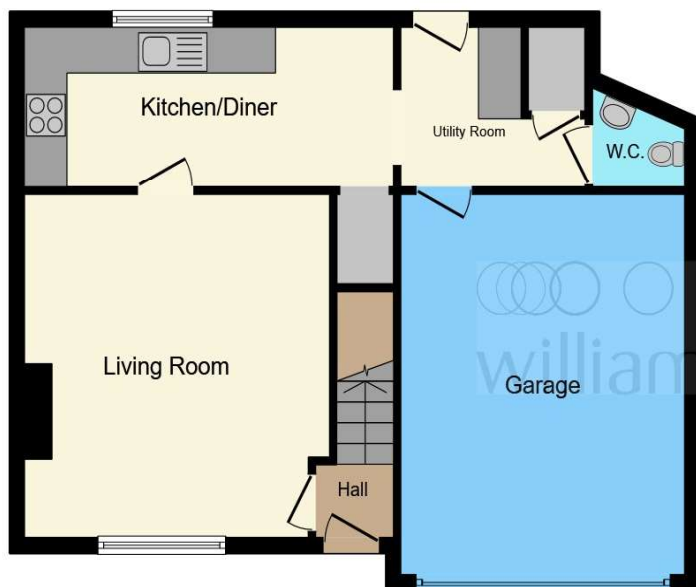


***welcome to***

**Middleham Avenue, York**

Welcome to Middleham Avenue.. this fantastic four bedroom end terraced house, located just under 2 miles from York City Centre, is perfect for families and professionals alike.





**Ground Floor**



**First Floor**

### Cloakroom

### Lounge

14' 7" x 13' 7" ( 4.45m x 4.14m )

### Kitchen

17' x 7' 1" ( 5.18m x 2.16m )

### Utility Room

7' 8" x 5' ( 2.34m x 1.52m )

### Bedroom 1

13' 7" x 8' 11" ( 4.14m x 2.72m )

### En Suite

### Bedroom 2

10' 9" x 10' 10" ( 3.28m x 3.30m )

### Bedroom 3

Irregular Shaped Room 11' 2" x 7' 5" ( 3.40m x 2.26m )

### Bedroom 4

10' 9" x 8' 5" ( 3.28m x 2.57m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Middleham Avenue, York**

- FOUR BEDROOM END TERRACED PROPERTY
- MASTER BEDROOM WITH EN SUITE
- GARAGE
- GARDENS FRONT AND REAR
- AIR SOURCE HEAT PUMP

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105650](http://williamhbrown.co.uk/Property/HAX105650)



Property Ref:  
HAX105650 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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