



## Fourth Avenue, , York, YO31 0ST

- NO ONWARD CHAIN
- PERFECT PROJECT PROPERTY
- GREAT ACCESS TO RING ROAD AND A64
- LARGE REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES

**£250,000**



# Fourth Avenue, , York, YO31 0ST - £250,000

## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this period, three-bedroom mid terrace home in a popular residential area, just off Melrosegate, York. The area provides a wide range of local amenities, including fantastic transport links, shops, café's and is well situated for access to the York outer ring road and the A64.

The home comprises entrance hall with stairs leading off to the first-floor accommodation.

The ground floor provides a spacious living room with bay fronted window to the front elevation, allowing plenty of natural light to enter the room. To the rear, open plan kitchen/dining area with under stairs store cupboard and access to the rear garden via back door.

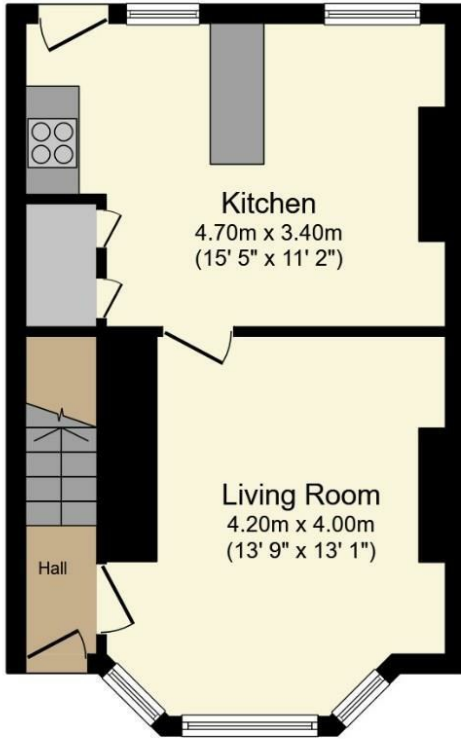
The first floor accommodation boasts three bedrooms, two of which are doubles and main family, three piece bathroom.

The back garden provides ample space for an extension, being more than a generous size and is accessed via a shared alley between the neighboring house.

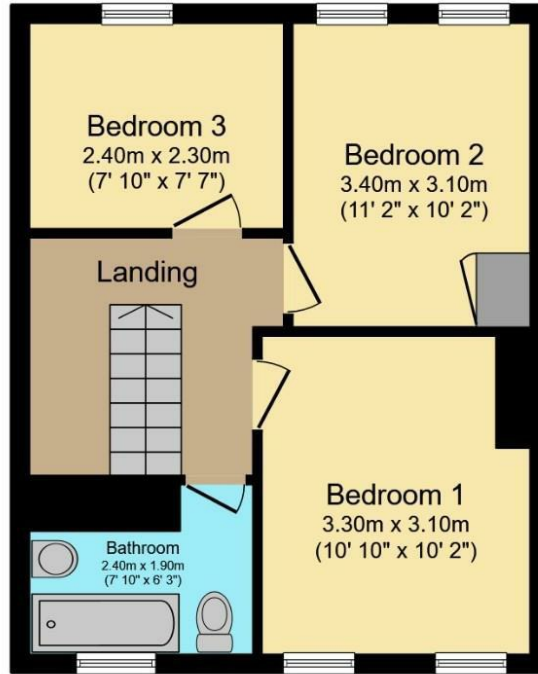
The property will clearly benefit from modernisation throughout, but the potential is there for a really lovely home and a viewing is highly advised.







**Ground Floor**



**First Floor**

Total floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx

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).  
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**Viewings**

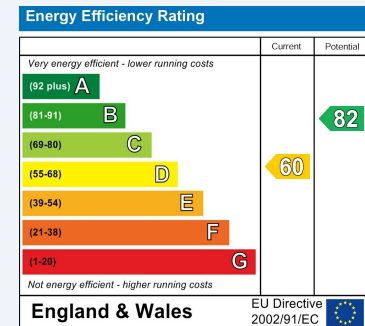
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

