



## Giles Avenue, York, YO31 0RB

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- LOUNGE DINER
- CUL DE SAC LOCATION
- GARDEN

**£270,000**



# Giles Avenue, York, YO31 0RB

## DESCRIPTION

A three bedroom, end townhouse on a cul-de-sac approximately a mile from York's historic city walls.

Upon entering the property you have an entrance hall with stairs leading to the first floor. There is an open plan lounge diner which is filled with light from a large window to the front elevation and patio doors to the rear, a feature fireplace creates a focal point to the room.

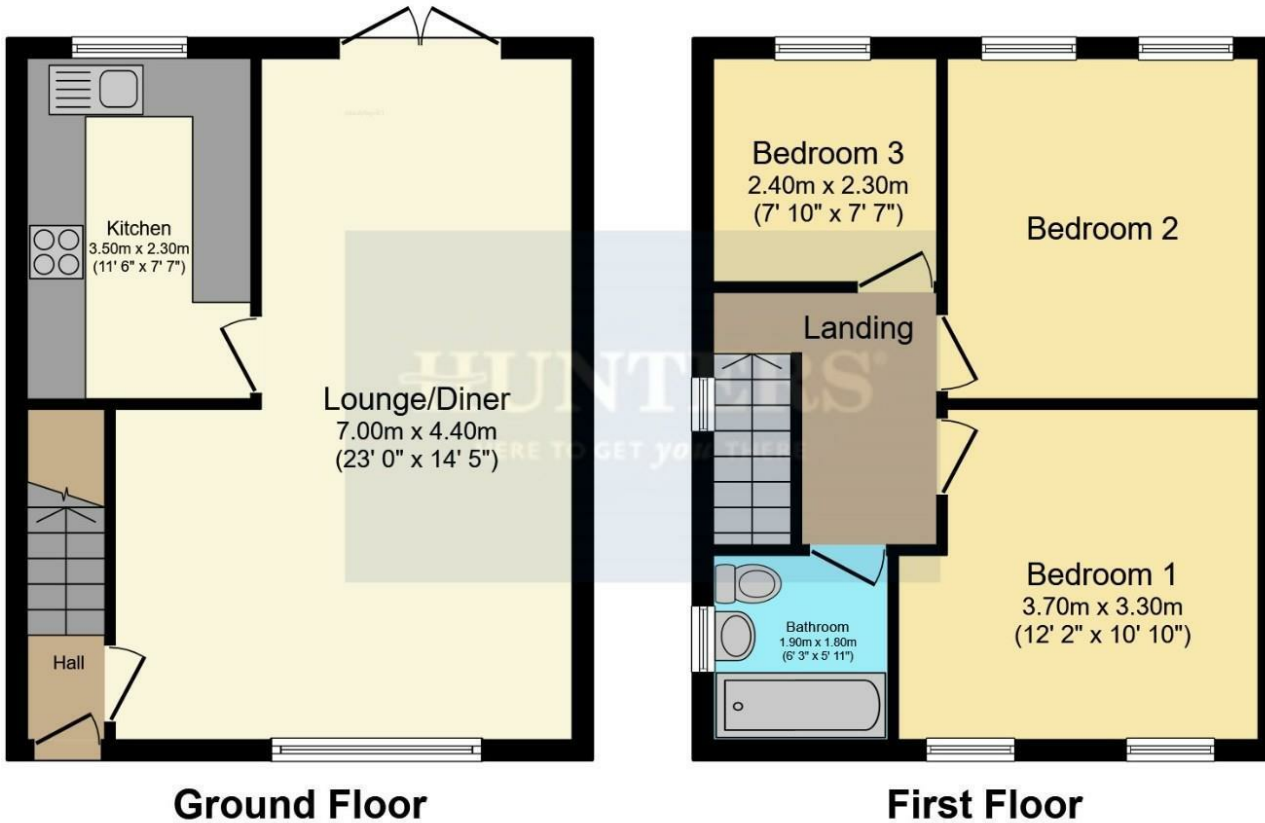
The kitchen is located to the rear of the property and features a range of base and wall units, integrated hob and double oven and space and plumbing for free standing washing machine and dishwasher. To the first floor you have three bedrooms and the family bathroom.

Externally the property has a paved front garden with potential for off street parking, to the rear you have an enclosed garden with a concrete seating area and artificial lawn.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 78.4 sq.m. (844 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). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

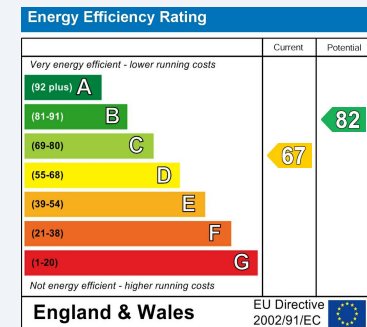
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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