



Main Avenue, York, YO31 0RT

- SOUGHT AFTER LOCATION
- HOME OFFICE
- EXCELLENT LOCAL AMENITIES
- REAR GARDEN
- FIRST FLOOR SHOWER ROOM
- THROUGH LOUNGE DINER

Offers Over £320,000



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DESCRIPTION

A fabulous fore courted terrace home with a garden located approximately half a mile from York's historic city walls.

Upon entering the property you have an entrance hall with stairs leading to the first floor. The living space has been knocked through to create a light and spacious area with a large bay window to the front and patio doors to the rear leading to the back garden.

The kitchen is to the rear of the property and features a range of base and wall units, integrated oven, hob and extractor fan as well as space and plumbing for free standing white goods. An external door leads to the rear garden.

To the first floor you have two double bedrooms, there is also a useful home office which leads through to the shower room with sink, W.C and walk in shower cubicle.

Externally the property has a gated forecourt, to the rear there is an attractive walled garden, laid to lawn with patio seating area.

Main Avenue is a popular residential street which offers a wealth of local amenities including a range of shops on East Parade, local park, good schooling and access to the city centre.

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







Total floor area 99.1 m² (1,066 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

Viewings

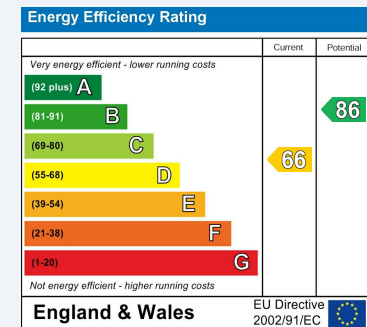
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

