



Marston Avenue, York, YO26 5DG

- GENEROUS REAR GARDEN
- GOOD LOCAL AMENITIES
- WORKSHOP
- LOUNGE DINER
- WELL PRESENTED

Offers In The Region Of £230,000



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DESCRIPTION

A well-presented, two bedroom, semi-detached home in a popular residential location.

Upon entering the property you have an entrance hall with stairs to the first floor and a useful storage cupboard.

The lounge diner runs the full length of the property and is filled with natural light from windows to the front and rear elevations, a feature fireplace creates a focal point to the room.

The kitchen features a range of base and wall units, space and plumbing for free standing appliances, an external door leads to the rear garden.

To the first floor you have two double bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a front garden with gated access to the side leading to the rear garden. There is also a brick built workshop/store.

Marston Avenue benefits from the wealth of local amenities in Acomb whilst also enjoying convenient access to the ring road and a regular bus service to the city centre and train station.

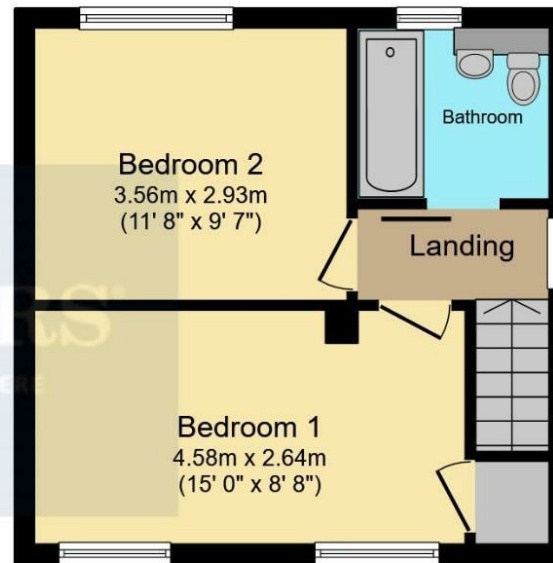
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 67.2 m² (723 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

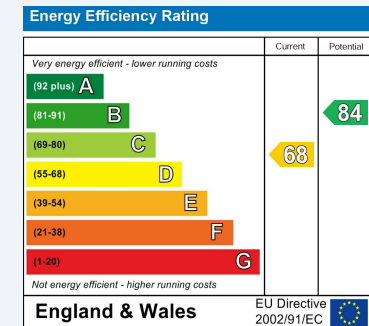
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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