

## Burton Avenue, , York, YO30 6DE

- BEAUTIFULLY PRESENTED
- PARKING FOR MULTIPLE VEHICLES
- EPC RATING D
- MODERN KITCHEN DINER
- DETACHED GARAGE
- COUNCIL TAX BAND C

**£365,000**





# Burton Avenue, , York, YO30 6DE

## DESCRIPTION

A beautifully presented, three bedroom semi detached home with a stunning kitchen diner, located in a popular residential location less than 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 lounge is found to the front of the property, an attractive log burner creates a focal point to the room whilst a bay window fills the room with natural light.

The rest of the ground floor is made up of the fabulous open plan kitchen diner. The kitchen enjoys a range of modern base and wall units with integrated appliances and a breakfast bar. Just off the kitchen is a useful utility cupboard.

The dining area has a log burner with attractive exposed brick surround, double doors lead out to the rear garden.

To the first floor you have three bedrooms, two of which have fitted wardrobes.

There is a modern family bathroom with sink, W.C and bath with shower over and a further toilet completes the internal accommodation.

Externally the property has a gravelled driveway providing off street parking for multiple vehicles and running down the side of the property to the detached garage.

To the rear is a private, lawned garden with Indian stone patio.

The property offers potential for extension to either the side, rear or into the attic (subject to necessary permissions)

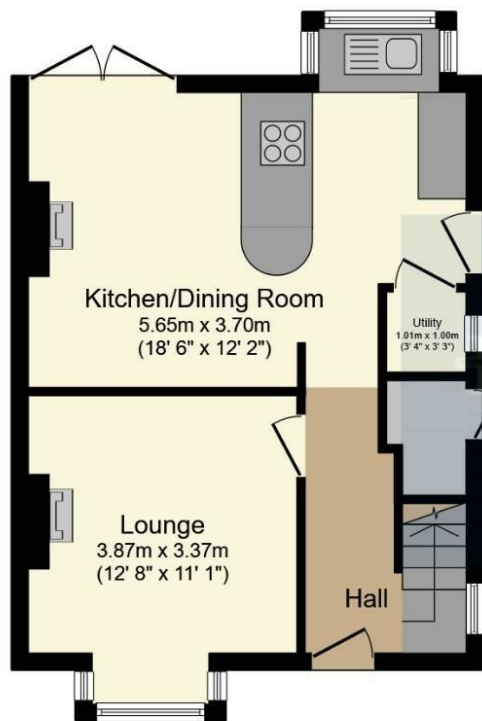
Viewing of this property is highly recommended to truly appreciate all that it has to offer.



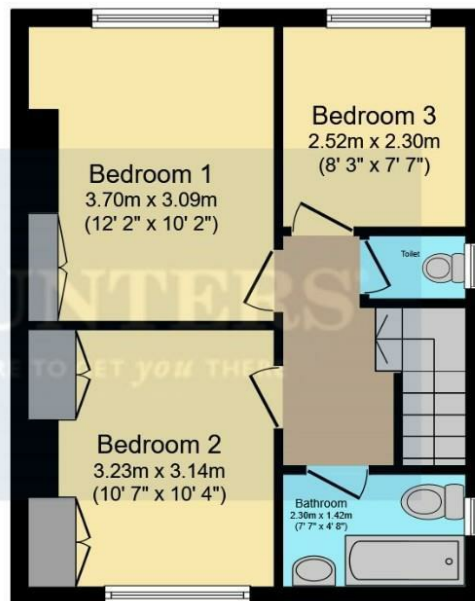




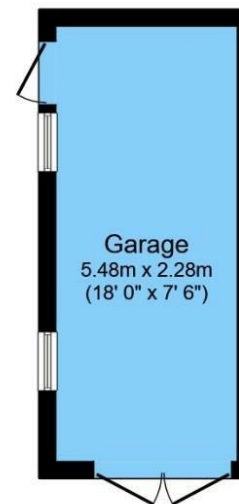




**Ground Floor**



**First Floor**



**Garage**

Total floor area 91.8 m<sup>2</sup> (988 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**

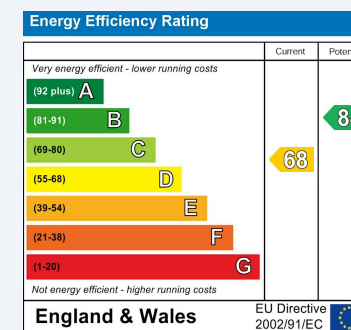
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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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