



Burlington Avenue, , York, YO10 3TE

- LESS THAN A MILE TO CITY WALLS
- GARDEN
- COUNCIL TAX BAND B
- DRIVEWAY
- WELL PRESENTED
- EPC RATING D

£220,000



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DESCRIPTION

A well-presented, two bedroom, townhouse in a popular residential area less than a mile from York's historic city walls.

Upon entering the property you have an entrance hall leading through to the bright and airy living room with useful downstairs storage cupboard.

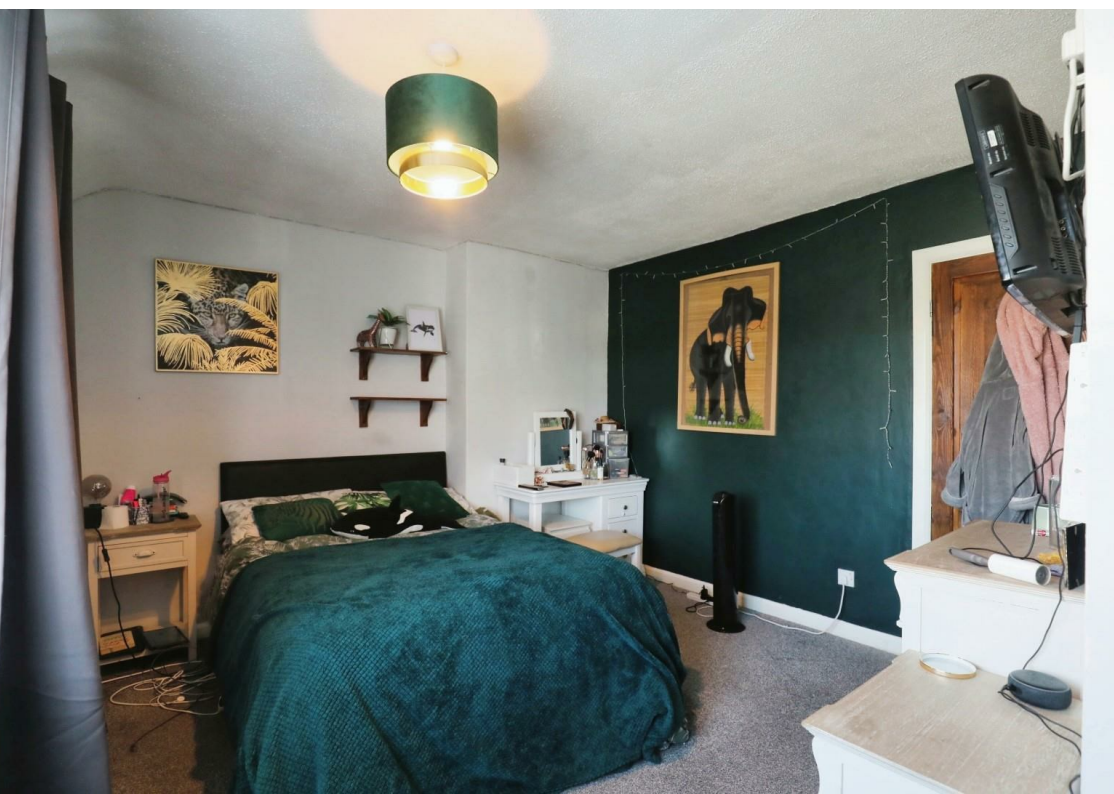
The kitchen is to the rear of the property and features a range of base and wall units, breakfast bar and space for free standing appliances. An external door leads to the rear garden.

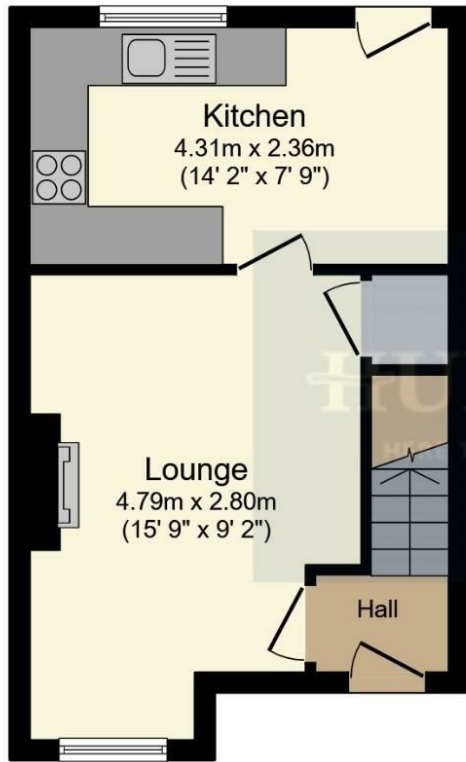
To the first floor you have a landing with two built in storage cupboards, two bedrooms and the bathroom with sink, W.C and bath with shower over.

Externally there is a paved driveway to the front providing off street parking. A passageway leads through to the rear where you have a lawned garden with patio seating area and brock built store.

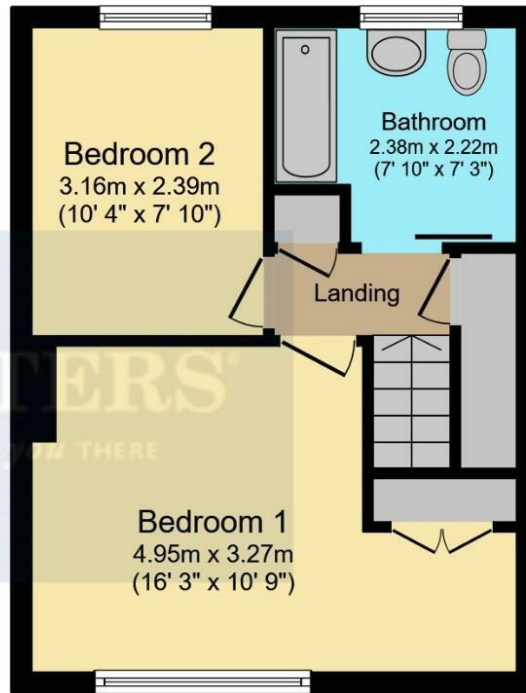
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 62.9 sq.m. (677 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

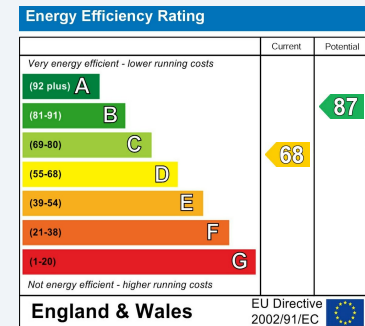
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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