



Rowntree Avenue, York, YO30 6HD

- Beautifully Presented
- Sun Room
- Generous Garden
- No Onward Chain
- Kitchen Diner
- Council Tax Band B

£295,000



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DESCRIPTION

A beautifully presented, three bedroom end townhouse in a popular residential location offered for sale with no onward chain.

Upon entering the property there is an entrance hall with stairs leading to the first floor. the living room is found to the front of the property and has an attractive fireplace creating a focal point to the room and a large bay window fills the room with natural light.

To the rear is a kitchen diner with modern base and wall units, integrated oven and hob and space for free standing appliances. Beyond the kitchen there is a sunroom with double doors out to the rear garden.

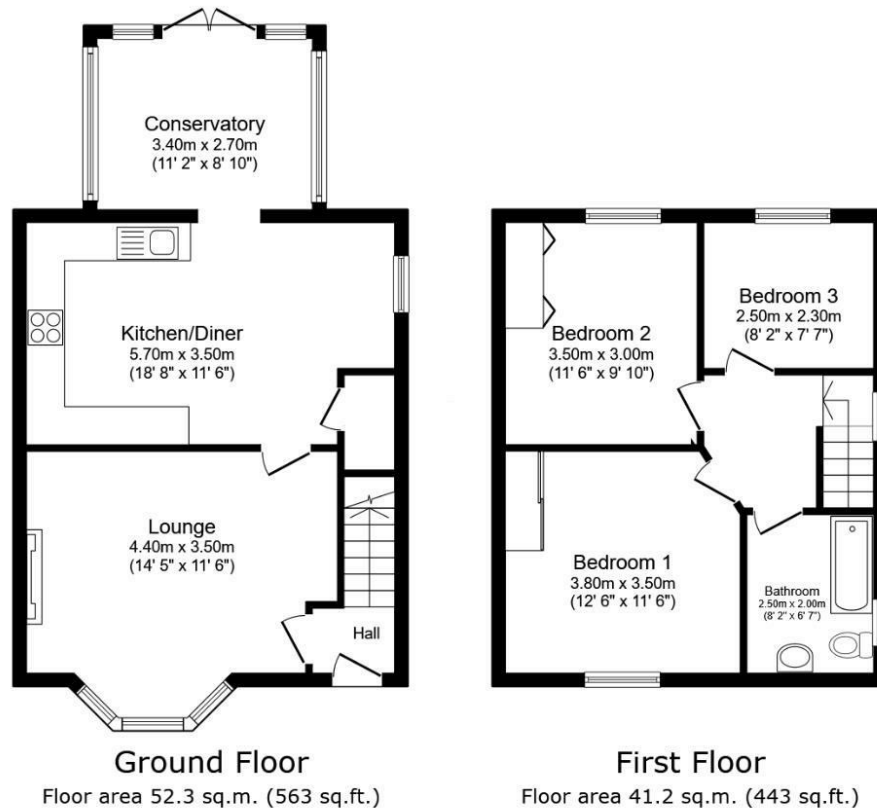
To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property has a driveway to the front and side providing off street parking for multiple vehicles. To the rear is a generous lawned garden with patio seating areas and brick built storage shed.

Rowntree Avenue is a popular residential street approximately a mile from York city centre offering convenient access to York Hospital, Nestle and the outer ring road.







Total floor area: 93.5 sq.m. (1,006 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

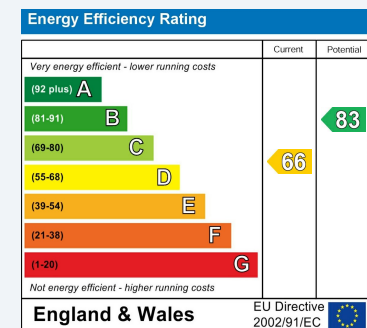
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.