



## Rowntree Avenue, York, YO30 6HD

- Well Presented
- Garage
- Convenient Access to City Centre
- Generous Garden
- Kitchen Diner
- Council Tax Band B

**Asking Price £295,000**



# Rowntree Avenue, York, YO30 6HD

## DESCRIPTION

A well-presented, three bedroom townhouse with a generous garden and detached garage.

Upon entering the property there is an entrance hall with stairs to the first floor. There is a living room to the front with a large bay window filling the room with natural light, a feature fireplace creates a focal point to the room.

To the rear is the kitchen diner with its range of base and wall units, space and plumbing for free standing appliances and room for a table and chairs. There is a useful understairs cupboard in the kitchen and access to the rear porch with further storage space and an external door leading to the garden.

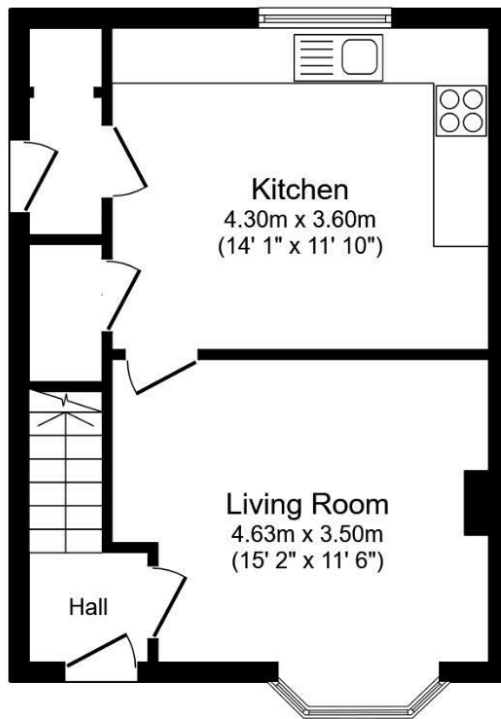
To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property sits on a generous plot with lawned front garden and driveway leading down the side of the property. Gated access leads to the detached garage and rear garden with a variety of decked and patio seating areas as well as a timber summerhouse.

Rowntree Avenue is a popular residential street approximately a mile north of the city walls offering excellent access to York Hospital, the city centre and the outer ring road.

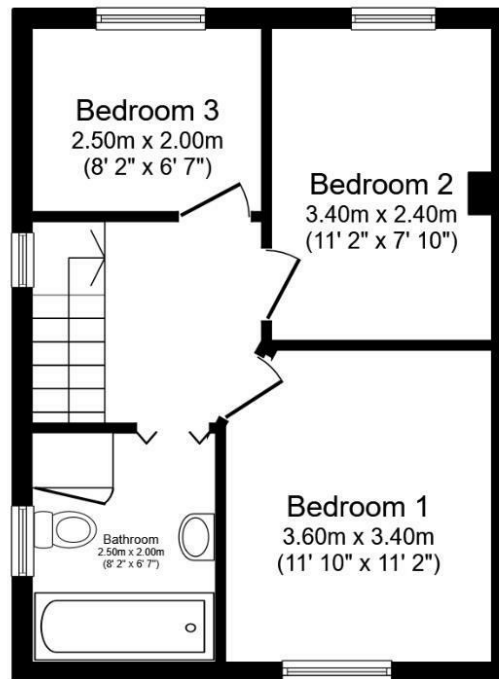






### Ground Floor

Floor area 35.2 sq.m. (379 sq.ft.)



### First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 69.7 sq.m. (751 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](http://www.Propertybox.io)

### Viewings

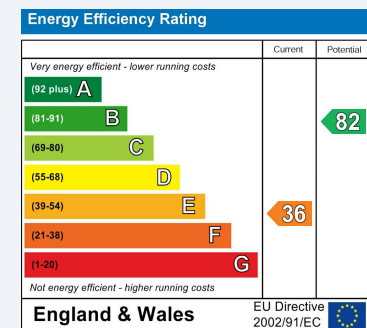
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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