



## Sixth Avenue, York £250,000

This three bedroom semi-detached property has been a much loved family home, now requiring full modernisation and is perfect for a buyer wanting to put their own stamp on a property.



The property is located on a corner plot, and is accessed from the driveway on Sixth Avenue - large enough for multiple cars and leads you to a brown wood panelled side door.

Leading into the kitchen, there is a range of white wall and base units with space for freestanding appliances and oven, and is finished with a stainless steel sink with mixer tap over. The boiler is located in the kitchen, having been replaced in the last two years there is a modern gas central heating system in place.



The living room / dining room has a dual aspect, allowing in lots of natural light - all the windows are double glazed and two gas fired radiators can be found in this room.

Heading into the hallway, there is a useful under the stairs storage cupboard.

To the first floor there are three spacious bedrooms and a house bathroom.



The master bedroom can be found at the rear elevation, overlooking the garden and has space for fitted wardrobes.

The house bathroom has been replaced in recent years, and offers a modern shower cubicle with tiled splashback, low flush W.C and pedestal wash hand basin.

To the outside, the rear garden is mainly laid to lawn, and wraps around to the side of the property, which offers the single detached garage and driveway parking. There is also a small iron gate to the front of the property which brings you out onto Fourth Avenue.



Situated in the York suburb of Heworth, there are local amenities within walking distance on Fourth Avenue, and local green space / park just off Melrosegate. This property is offered chain free and is ready for its next family.

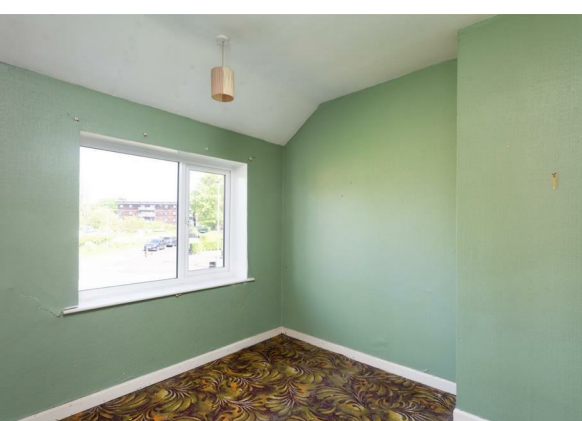
Tenure: Freehold

Services: All mains services connected

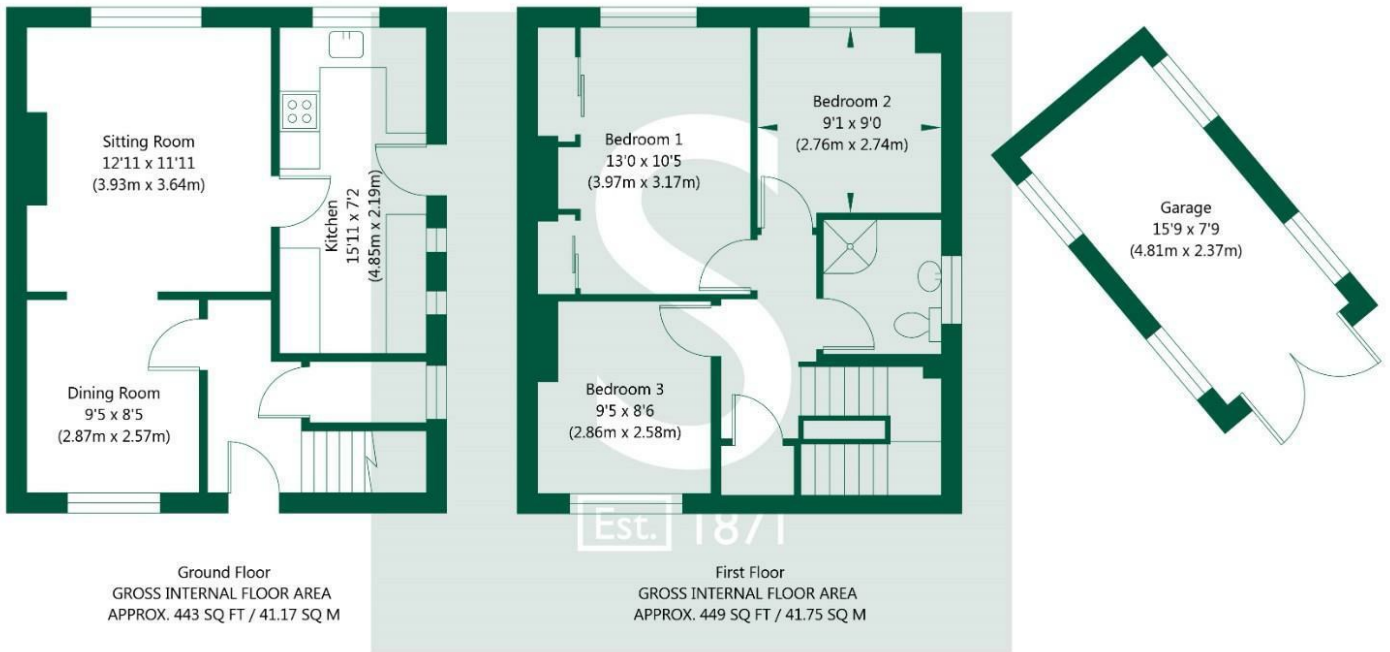
EPC Rating: C

Council Tax: B - City of York

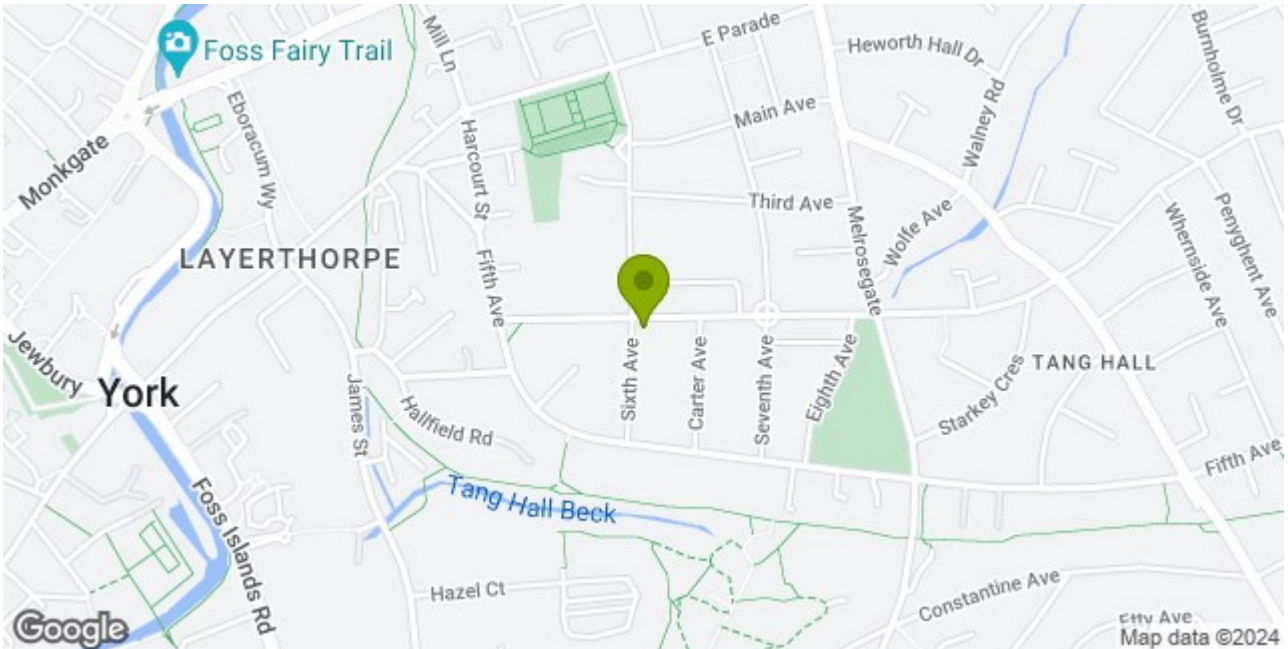
Viewings: Strictly via the selling agent 01904 625533



Sixth Avenue, York, YO31 0UR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 892 SQ FT / 82.92 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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- O J Newby MNAEA
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