



Third Avenue, York
£290,000

**** NO ONWARD CHAIN ****

A traditional three-bedroom semi-detached house benefitting from an adjoining single garage and lawned rear gardens.



Accommodation

This spacious 3 bedroom semi-detached house is being offered for sale with both vacant possession and no on-ward chain, and is certain to be of interest to DIY enthusiasts and professional couples.

The property is set in this most convenient location offering quick and easy access to both the city centre of York as well as the A1079 to York to Hull Road and A64 York to Leeds Road.

Internally the property is entered via a uPVC framed double glazed front door into an entrance hall with staircase leading to the first floor. The hall includes a single radiator and thermostatic control panel.

There is a spacious living room located at the front of the house having a bay window to the front elevation in addition to a feature living flame coal effect gas fire set on a marble hearth. The lounge also includes a television aerial point and double radiator. Located at the rear is a separate dining room which also has a bay window and patio doors leading out onto the garden beyond. The dining room also has a living flame coal effect gas fire set on a tiled hearth in addition to mounted book shelving and a double radiator.

The kitchen has a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes an electric point for cooking and double radiator in addition to integral garage access.

To the first floor are 3 bedrooms, the main bedroom of which is located at the front of the house having a bay window to the front elevation and double radiators.

Bedroom 2 is located at the rear of the house and has a bay window and double radiator. Bedroom 3 is a single room with radiator.

The internal accommodation is completed by a house bathroom having a low flush w/c, pedestal wash hand basin and inset panelled bath. There is a separate walk-in shower cubicle with $\frac{3}{4}$ height tiled splashbacks. The bathroom houses the linen cupboard with Worcester gas fired central boiler and radiator.

To The Outside

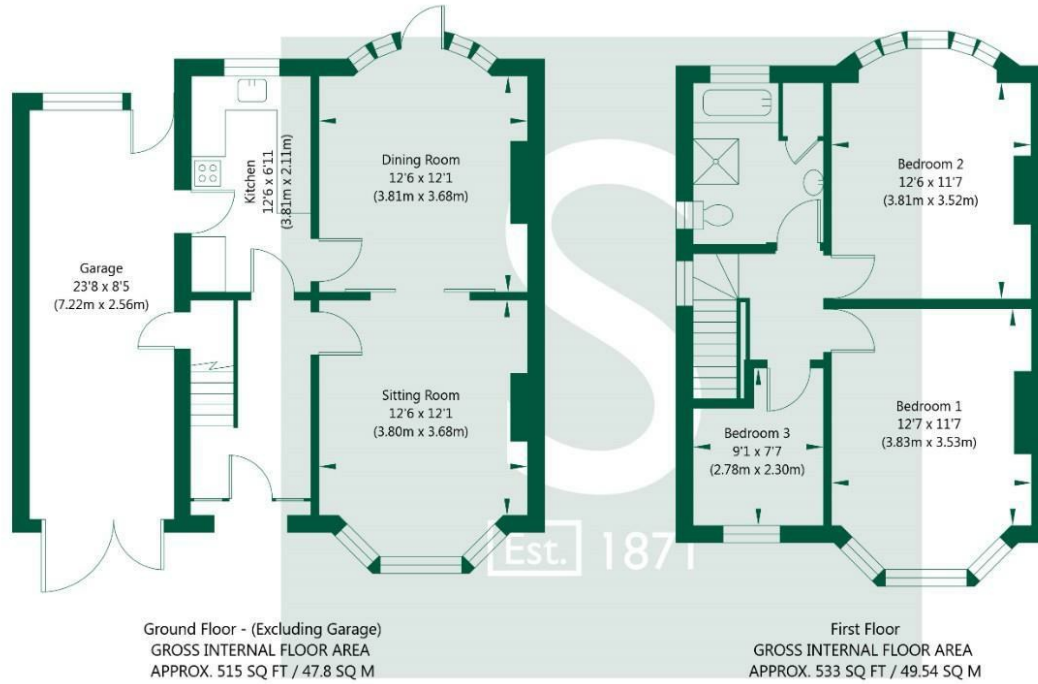
The property is accessed directly off Third Avenue through a pillared and gated entrance onto a front driveway which provides off street parking for one vehicle. The driveway in turn gives access to an attached single garage with uPVC framed double glazed garage doors, electric light, and power. There is a recessed under stair storage cupboard within the garage.

The property's front garden is ow maintenance with a central herbaceous border in addition to a walled and picket fenced boundary.

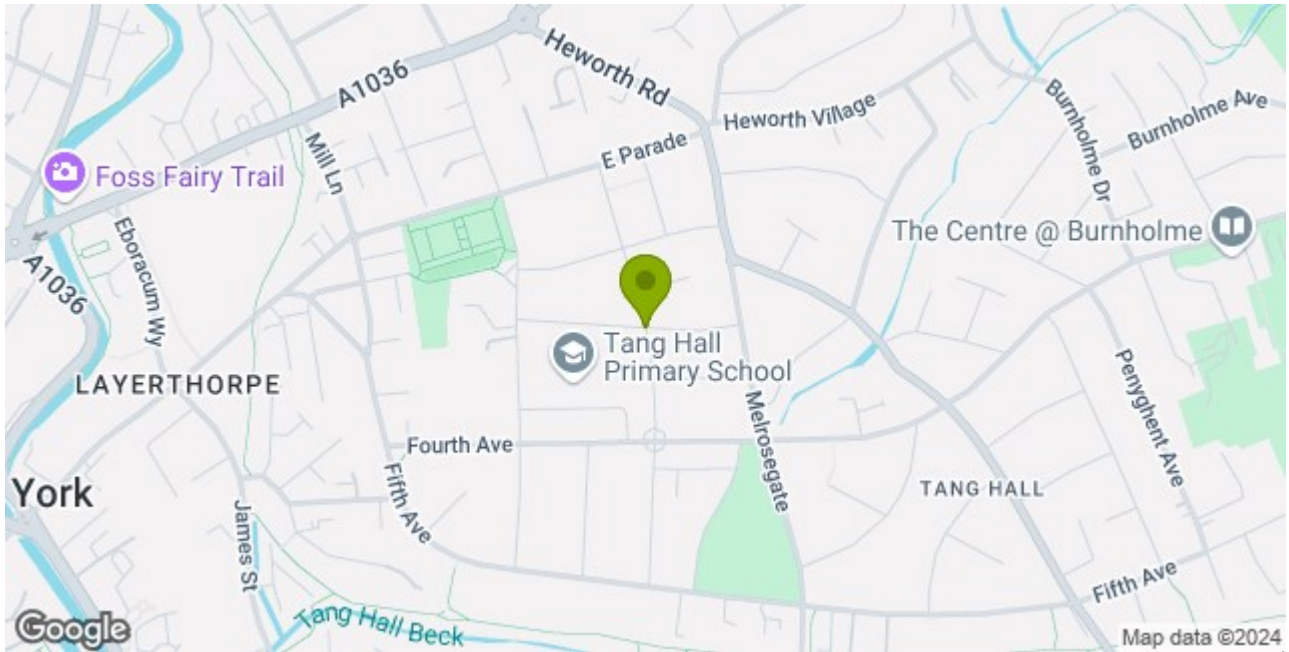
Adjoining the rear elevation of the property is a raised patio which steps down onto a rectangular garden beyond which is centrally laid to lawn with surrounding flags. A pathway leads from to rear, and the rear garden has surrounding herbaceous borders. A greenhouse is positioned to the rear of the garden, and an outside water tap is located off the rear elevation. There is secondary rear garage access end the garden is fully enclosed to all sides.



Third Avenue, Tang Hall, York, YO31 0TX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1048 SQ FT / 97.34 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

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