



## Melton Avenue, York Asking Price £225,000

Offered for sale with no onward chain, this semi-detached bungalow presents a fantastic opportunity for buyers looking to modernise and create a home to their own taste and style. Positioned in a sought-after residential area just off Rawcliffe Lane, the property enjoys excellent access to York city centre, Clifton Moor retail park, and major routes including the A19 and A1237. Local shops, cafés and pubs are all within easy reach, along with regular bus services providing direct connections into the city.





## Accommodation

The accommodation extends to approximately 608 sq. ft. and offers well-balanced proportions with excellent potential to reconfigure or extend, subject to necessary consents. A welcoming entrance hallway leads to a bay-fronted sitting room, a kitchen at the rear, two bedrooms, and a house bathroom – all offering scope for updating to suit modern living.

Externally, the property sits on a generous plot with gardens to both the front and rear, driveway parking, and a detached garage, ideal for storage or conversion into a workshop or home office.

This is a rare opportunity to acquire a bungalow in this desirable and well-connected area, ready to be transformed into a truly individual home.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D

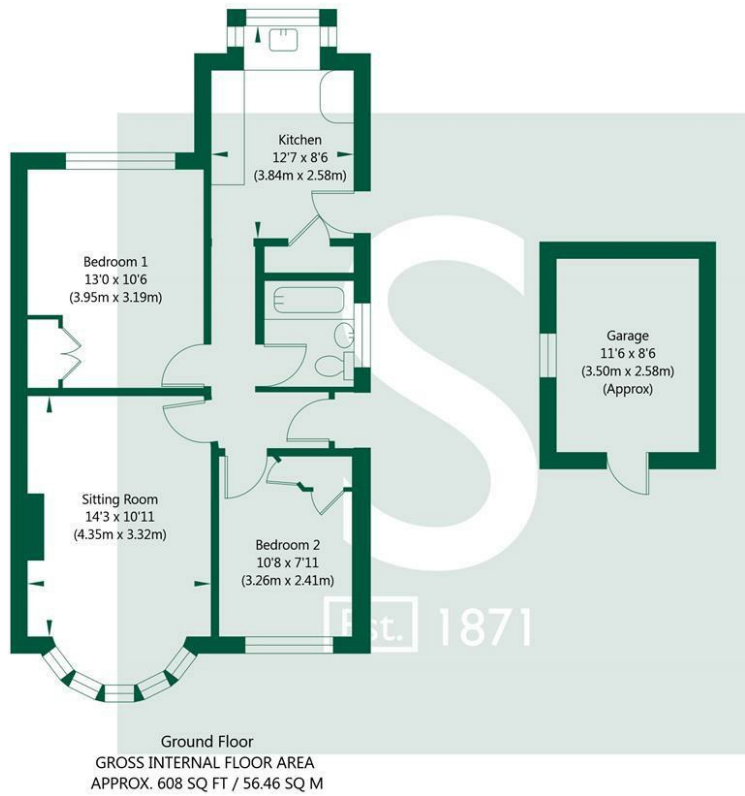
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

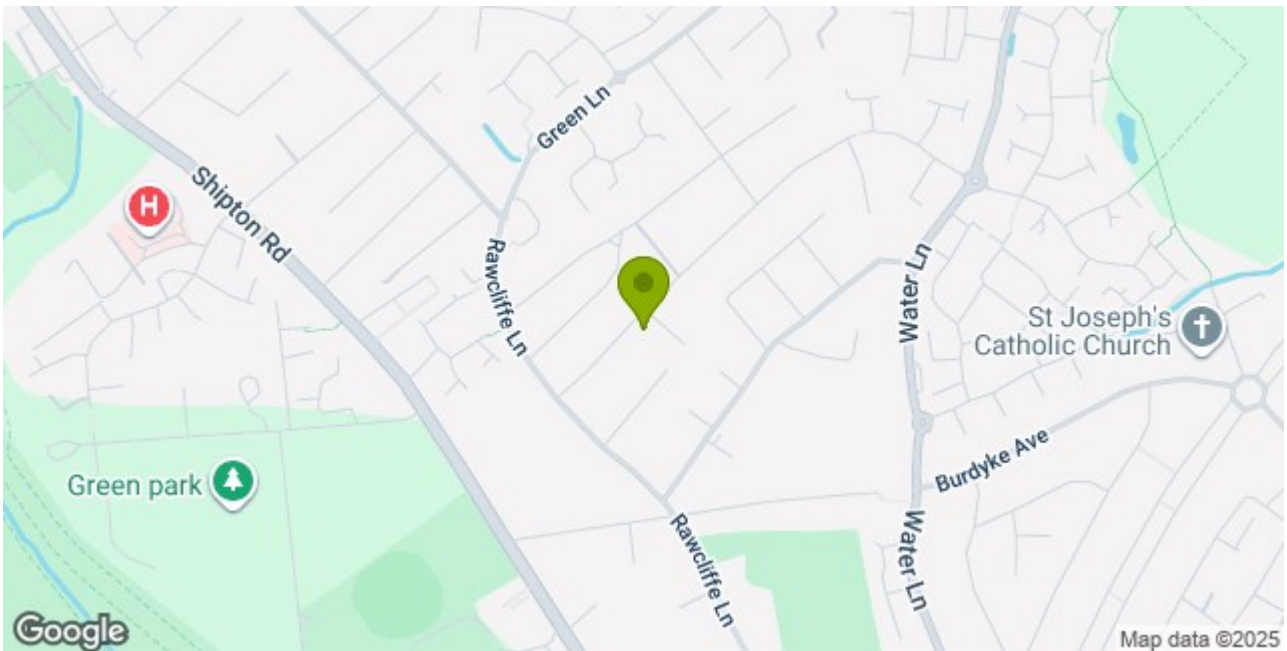
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

26 Melton Avenue, York, YO30 5QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 608 SQ FT / 56.46 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Associates

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