



Towton Avenue, York YO24 1DW

welcome to

Towton Avenue, York

A 1930's four bedroom, detached house, situated in a highly desirable location just off Tadcaster Road, moments away from York Racecourse and within close walking distance of York city centre.



Entrance Porch

The entrance porch has an understairs storage cupboard and a radiator.

Entrance Hall

The entry hall to the home has carpeted floors.

Lounge

16' 3" max x 12' 1" max (4.95m max x 3.68m max)

An inviting lounge with a window looking over the rear of the home, a tv point, a fireplace with a gas fire and carpeted floors.

Dining Room

12' x 9' 10" + bay (3.66m x 3.00m + bay)

The dining room has carpeted floors, a radiator and a bay window looking over the front of the home.

Kitchen

8' 2" x 22' (2.49m x 6.71m)

A fitted kitchen with LTV flooring, an integrated oven, an electric hob, an extractor fan, wall/base units, tiled splashbacks, a breakfast bar, space for a fridge/freezer, a door to the rear and a window looking over the rear garden.

Utility Room/ W.C

5' 5" max x 5' 7" max (1.65m max x 1.70m max)

A utility room/w.c with a wash hand basin, a w.c, plumbing for a washing machine and LVT flooring.

Bedroom One

13' 9" max x 11' 5" Plus recess (4.19m max x 3.48m Plus recess)

The first double bedroom has carpeted floors, built in wardrobes, a radiator, a window to the front, a window to the rear of the home and a door to the en suite.

En Suite

The en suite to the primary bedroom has a shower over the bath tub, a w.c, a wash hand basin, an extractor fan and Vinyl flooring.

Bedroom Two

10' 4" x 11' 7" (3.15m x 3.53m)

The second double bedroom has built in storage, a radiator and a window looking over the rear of the home.

Bedroom Three

12' 2" max x 9' 10" plus bay window (3.71m max x 3.00m plus bay window)

The third double bedroom has carpeted floors, storage shelves, the loft access and a bay window looking over the front of the home.

Bedroom Four

8' 2" x 8' 8" (2.49m x 2.64m)

The fourth bedroom is a single size, with carpeted floors, a radiator and a window to the front of the home

Bathroom

The family bathroom has a shower over the bath tub, a w.c, a wash hand basin, an extractor fan, a radiator, vinyl flooring and a window to the rear of the home.

Exterior

The front of the home has a block paved driveway, able to fit multiple vehicles, side gate access to the rear garden and a garage. Around to the rear there is a beautifully presented and great size garden with lawn, a paved patio area, raised flower beds, a shed, a potting shed and fence to surround.

Garage

14' 3" plus recess x 8' 5" (4.34m plus recess x 2.57m)

The garage has up + over doors, a window to the side, power, lighting, a Worcester boiler and a loft access for storage.



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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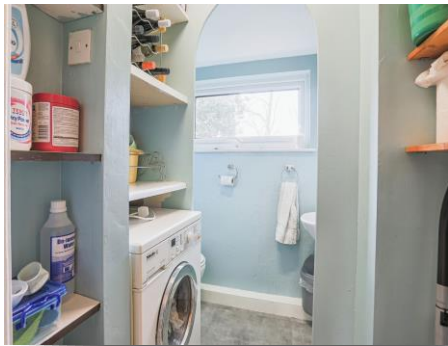
welcome to

Towton Avenue, York

- A WELL PRESENTED, FOUR BEDROOM, DETACHED HOME
- SITUATED JUST OFF THE HIGHLY SOUGHT AFTER TADCASTER ROAD
- BEAUTIFULLY MAINTAINED GARDEN
- TWO RECEPTION ROOMS
- PRIMARY BEDROOM WITH EN SUITE

Tenure: Freehold EPC Rating: D

£590,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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