



9 Winchester Avenue
York, YO26 4RU
Guide Price £275,000

NO ONWARD CHAIN! A three bedroom semi detached home set on this quiet street in Holgate, just off Poppleton Road convenient for the city centre and the railway station as well as Acomb Front Street. Although in need of some modernisation the property has the benefit of gas central heating and spacious living accommodation. It fully comprises entrance hall, lounge, sitting/dining room, fitted kitchen, first floor landing, three bedrooms (two doubles and one single) and a three piece house bathroom. To the outside is a gated front driveway and landscaped garden, side access to a detached garage and a rear garden with patio, summer house and store. An internal viewing is highly recommended.

Entrance Hall

Entrance door, storage cupboard, stairs to first floor, double panelled radiator, power points. Carpet.

Kitchen

Windows to side and rear, entrance door, fitted wall and base units comprising counter tops, inset one and a half stainless steel sink and drainer with mixer tap, electric hob and eye level double oven, space and plumbing for appliances, double panelled radiator, power points. Tiled flooring.

Lounge

Window to front, double panelled radiator, TV point, power points. Carpet.

Sitting/Dining Room

Door to garden and window to rear, gas fire with surround, double panelled radiator, TV point, power points. Carpet.

First Floor Landing

Window to front, storage cupboard, power points. Carpet. Doors to;

Bedroom 1

Window to front, wardrobes, double panelled radiator, power points. Carpet.





Bedroom 2

Window to rear, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 3

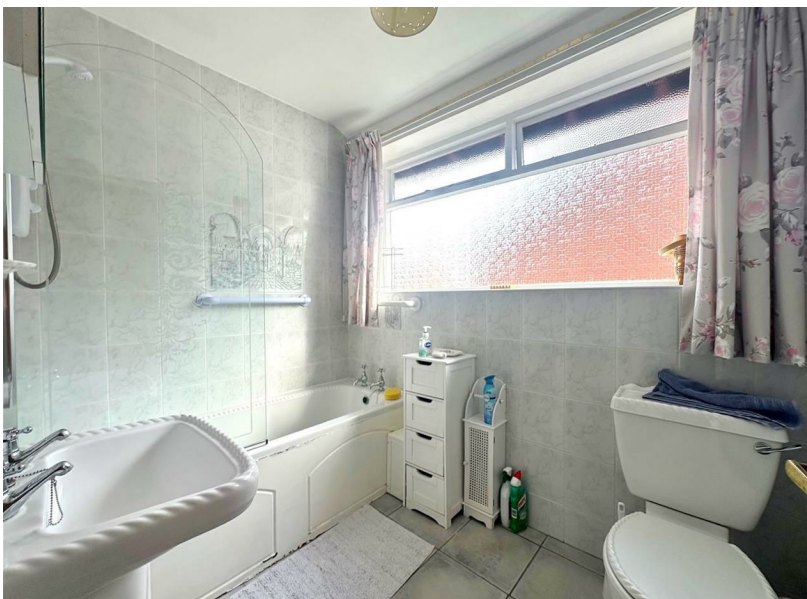
Window to rear, double panelled radiator, power points. Laminate flooring.

Bathroom

Opaque window to side, panelled bath, pedestal wash hand basin, low level WC, part tiled walls, towel rail/radiator. Tiled flooring.

Outside

Front gated driveway providing ample off street parking and with potential for electric car charging, landscaped front garden, rear patio with summer house and gravel areas, detached garage with up and over door.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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