







4 Tennent Road  
York, YO24 3HF  
Guide Price £260,000

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**NO FORWARD CHAIN** - A three bedroom mid terrace house, with good sized rear garden, set within this popular residential area convenient for local amenities, bus links and with easy access into Acomb Front Street and York city centre. The property is well presented throughout with the added benefit of uPVC double glazing and gas central heating. The living accommodation comprises entrance hallway and porch, 14' lounge, dining room with uPVC French doors to garden, fitted kitchen, first floor landing, three first floor bedrooms (two doubles, one good sized single) and a three piece house bathroom. To the outside is a gated front driveway providing off street parking and with potential for electric car charging and a shared alleyway leading to a rear lawned garden with storage. An accompanied viewing is highly recommended.

**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Rear Garden**

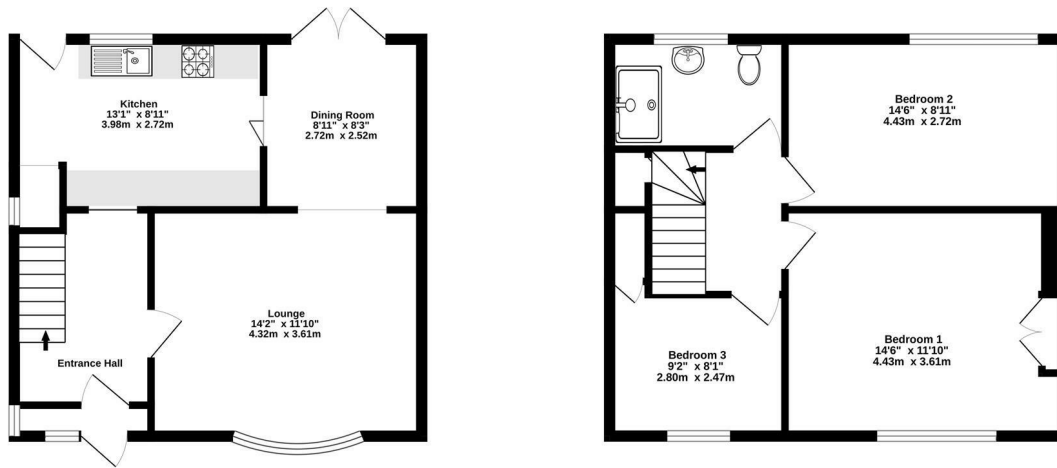








## FLOOR PLAN

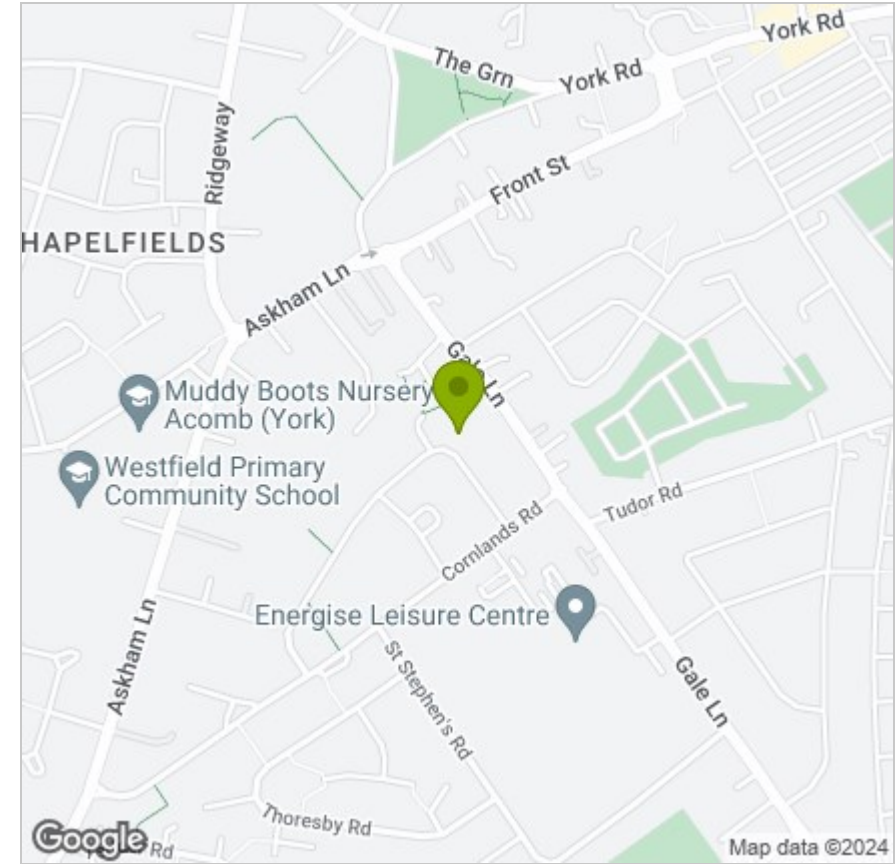


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION



## EPC

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

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