



34 Avenue Terrace
York, YO30 6AX
Guide Price £380,000

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NO ONWARD CHAIN! A superb opportunity to personalise and improve this wonderful three bedroom period mid terraced house located within this highly desirable area, just off Bootham and Clifton Green, therefore being close to York's historic city centre, highly regarded schools and the railway station. In need of updating but offering good size accommodation throughout, the property comprises entrance vestibule, entrance hallway, lounge with bay window, dining room, breakfast room, kitchen, first floor landing, three good size bedrooms, shower room and a separate WC. To the outside is a front forecourt whilst to the rear is a walled courtyard garden with brick stores and gate to service alleyway. An internal viewing to see the potential on offer is strongly recommended.

Entrance Vestibule

Entrance door, glazed panelled door to;

Entrance Hallway

Corbels, under stairs cupboard, single panelled radiator, power points, carpeted stairs to first floor. Exposed timber floorboards.

Lounge

uPVC bay window to front, double panelled radiator, power points. Exposed timber floorboards.

Dining Room

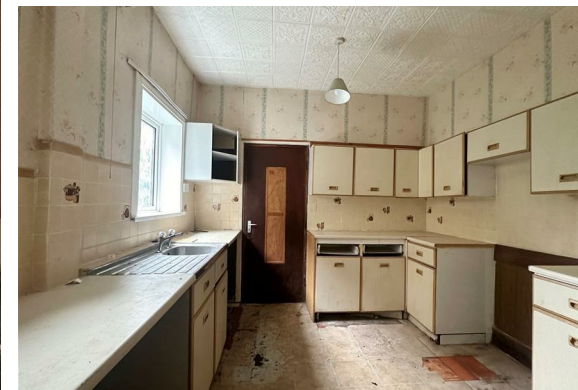
uPVC window to rear, period fireplace, single panelled radiator, power points. Exposed timber floorboards.

Breakfast Room

uPVC window to side, storage cupboard, power points. Vinyl flooring.

Kitchen

Two uPVC windows to side, door to lean-to and courtyard, fitted wall and base units, stainless steel sink and draining board, power points.





First Floor Landing

Access to loft space, storage cupboard. Exposed timber floorboards.

Bedroom 1

Two uPVC windows to front, storage cupboard, single panelled radiator, power points. Exposed timber floorboards.

Bedroom 2

uPVC window to rear, storage cupboard, single panelled radiator, power points. Carpet.

Bedroom 3

uPVC window to side, single panelled radiator, power points. Exposed timber floorboards.

Shower Room

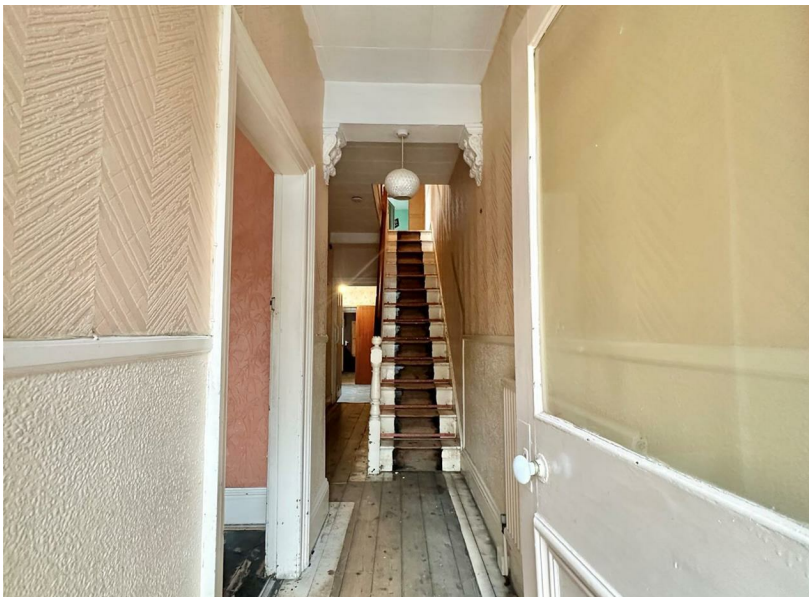
Opaque window to side, walk-in shower cubicle, pedestal wash hand basin, wall mounted gas combination boiler. Vinyl flooring.

Separate WC

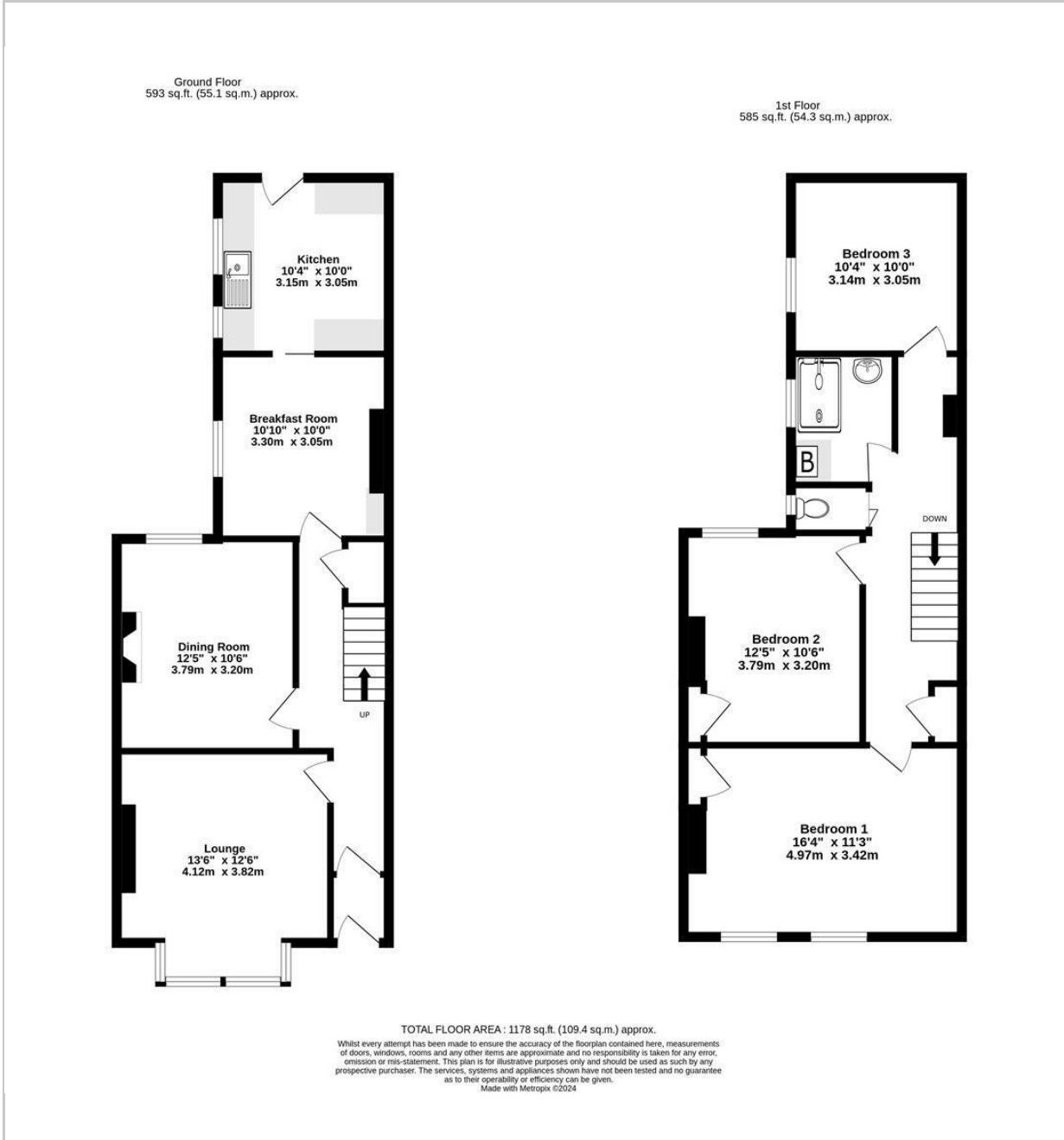
Opaque window to side, low level WC. Vinyl flooring.

Outside

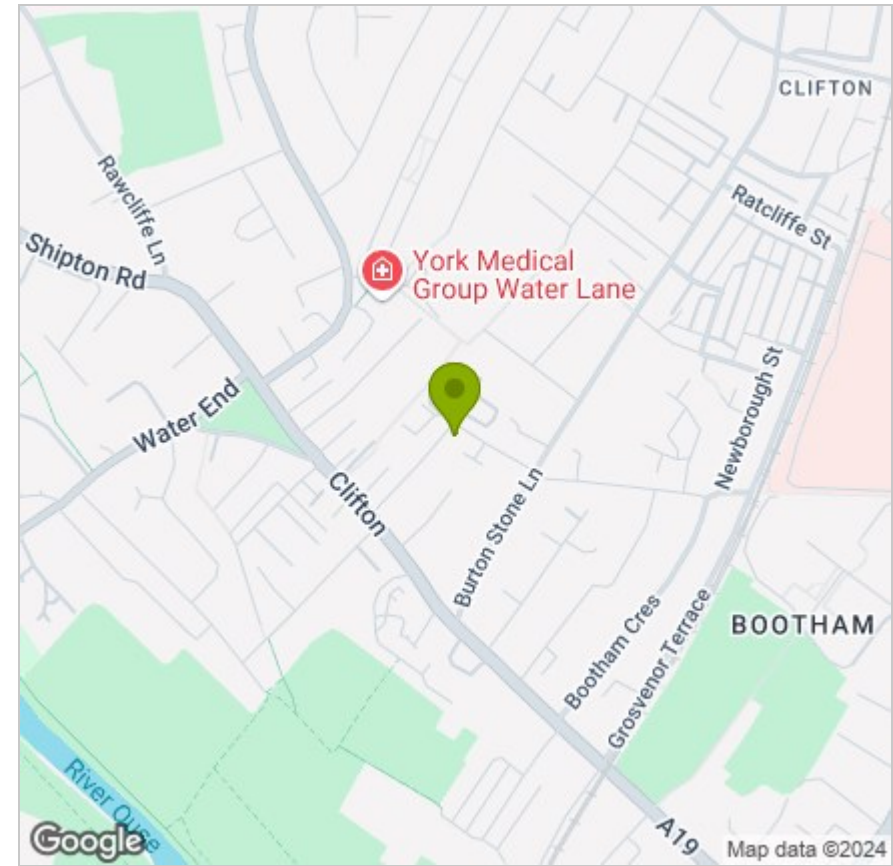
Front forecourt with brick boundary wall. Rear walled courtyard with flower borders, brick stores and gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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