

A FABULOUS 3 BEDROOM END TOWN HOUSE SET IN THIS POPULAR LOCATION CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO THE CITY CENTRE. The property has been newly renovated to a high standard and provides bright and spacious living accommodation benefitting from electric heating and uPVC double glazing. It fully comprises entrance hall, lounge, dining kitchen with contemporary fitted units and built-in oven and hob, landing, 3 bedrooms and newly fitted bathroom suite. To the outside is a front garden with driveway plus gardens to side and rear. An internal viewing is recommended.

Entrance Hall

Living Room 14'1 x 13'7 (4.29m x 4.14m)

Kitchen 17'0 x 7'9 (5.18m x 2.36m)

First Floor Landing

Bedroom 1 11'0 x 10'8 (3.35m x 3.25m)

Bedroom 2 10'7 x 8'4 (3.23m x 2.54m)

Bedroom 3 8'3 x 7'7 (2.51m x 2.31m)

Bathroom 8'0 x 6'0 (2.44m x 1.83m)

Garden

















FLOOR PLAN Ground Floor 393 sq.ft. (36.5 sq.m.) approx. 1st Floor 398 sq.ft. (37.0 sq.m.) approx. Bedroom 8'3" x 7'7" 2.51m x 2.31m Living Room 14'1" x 13'7" 4.29m x 4.14m 8'0 x 6'0" 2.45m x 1.83m

TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

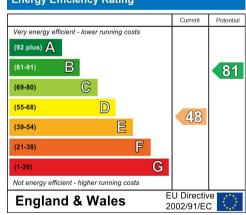
Imply has been made to ensure the accuracy of the floorplan contained here, measurement

ws, rooms and any other items are approximate and no responsibility is taken for any error

Anthea Dr Foss Park Hospital Anthea Dr Yearsley Grove Primary School York St John University Sports Fields Priory Medical Group Barfield Ro Byland Ave Muncastergate Kitchener St Fossway Map data @2024 **Energy Efficiency Rating**

EPC

LOCATION



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