



21 Middleham Avenue  
York, YO31 9BD  
Guide Price £240,000

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

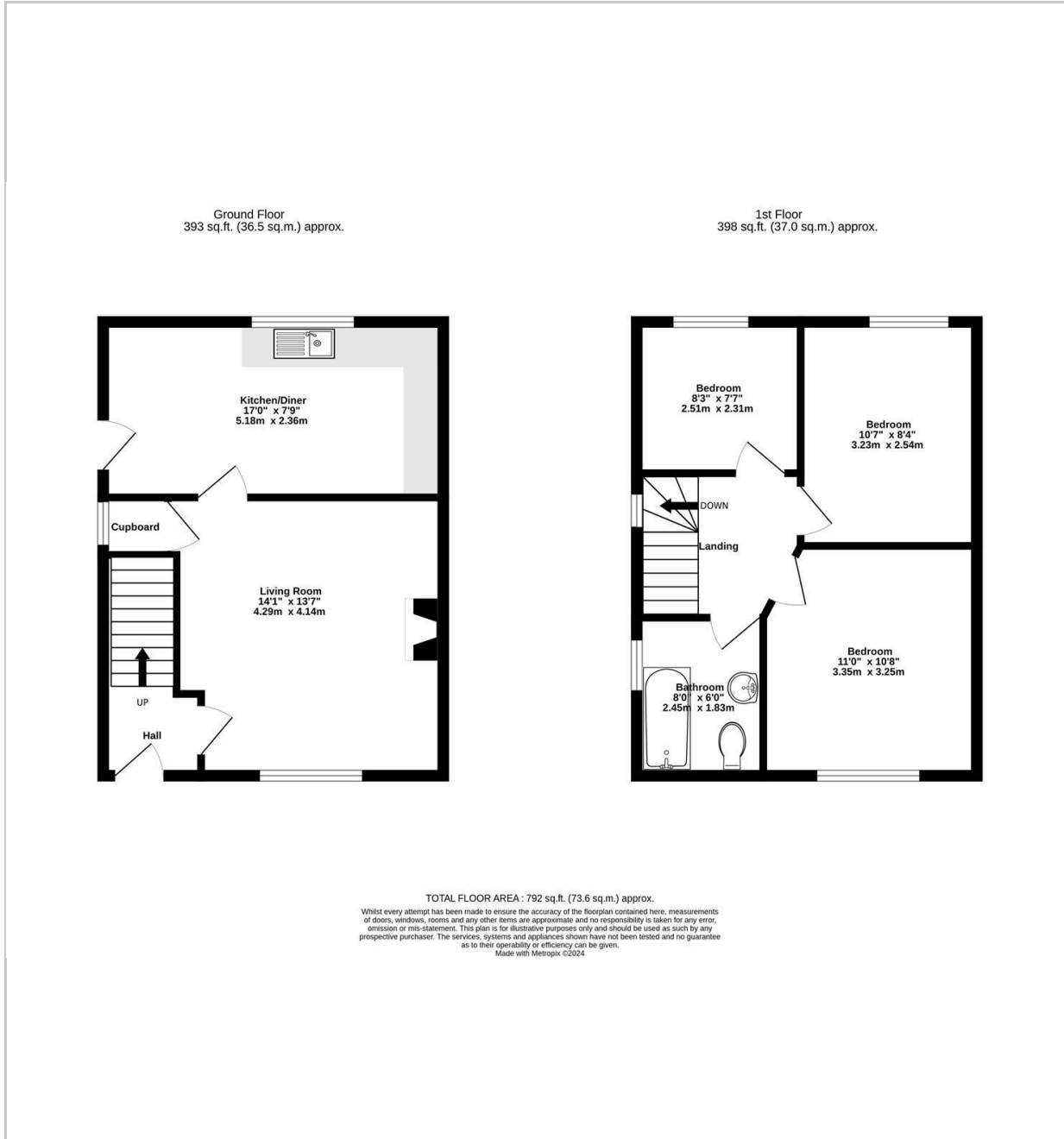
8'0 x 6'0 (2.44m x 1.83m)

### Garden





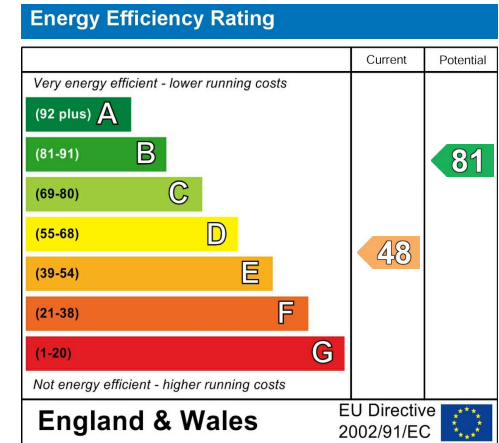
# FLOOR PLAN



# LOCATION



# EPC



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