



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)

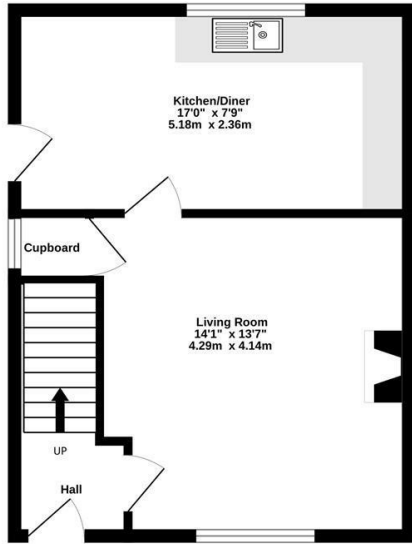
Garden



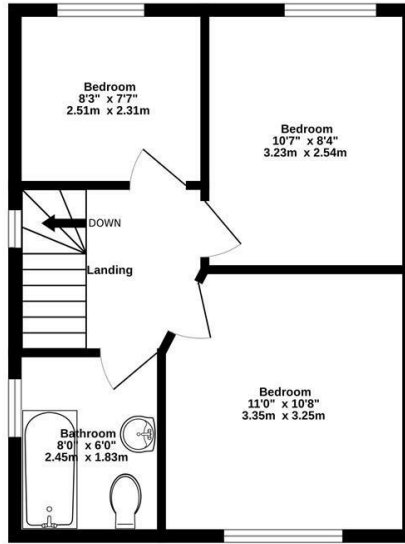


FLOOR PLAN

Ground Floor
393 sq.ft. (36.5 sq.m.) approx.



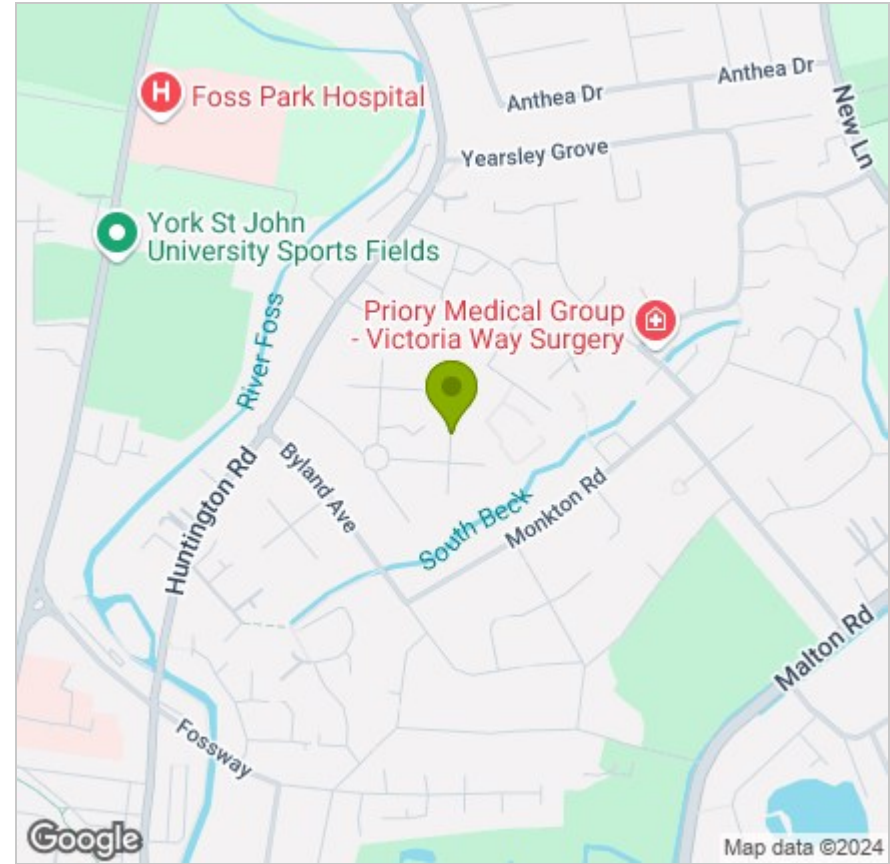
1st Floor
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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