



19 Rowntree Avenue
York, YO30 6HQ
£299,950

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WALKING TO CITY CENTRE AND YORK HOSPITAL! SUPERB, EXTENDED FOUR BEDROOM MID TERRACE HOME set in the ever popular residential area of Burton Stone Lane being convenient for many local amenities, the city centre, York Hospital and the outer ring road. The bright and spacious living accommodation briefly comprises entrance porch, open plan living/dining room, modern fitted kitchen, first floor landing, three bedrooms, bathroom and a large second floor landing offering extra storage space and a further bedroom. To the outside is a driveway to the front providing ample off street parking whilst to the rear is a garden mainly laid to lawn. An accompanied viewing is recommended to appreciate this fabulous home on offer.

Entrance Porch

Living Area

13'1 x 11'10 (3.99m x 3.61m)

Dining Area

17'5 x 11'6 (5.31m x 3.51m)

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

First Floor Landing

Bedroom 2

11'10 x 9'10 (3.61m x 3.00m)

Bedroom 3

10'10 x 9'10 (3.30m x 3.00m)

Bedroom 4

8'6 x 8'2 (2.59m x 2.49m)

Bathroom

8'6 x 8'2 (2.59m x 2.49m)

Second Floor Landing

Bedroom 1

18'1 x 11'6 (5.51m x 3.51m)

Driveway To Front

Garden To Rear

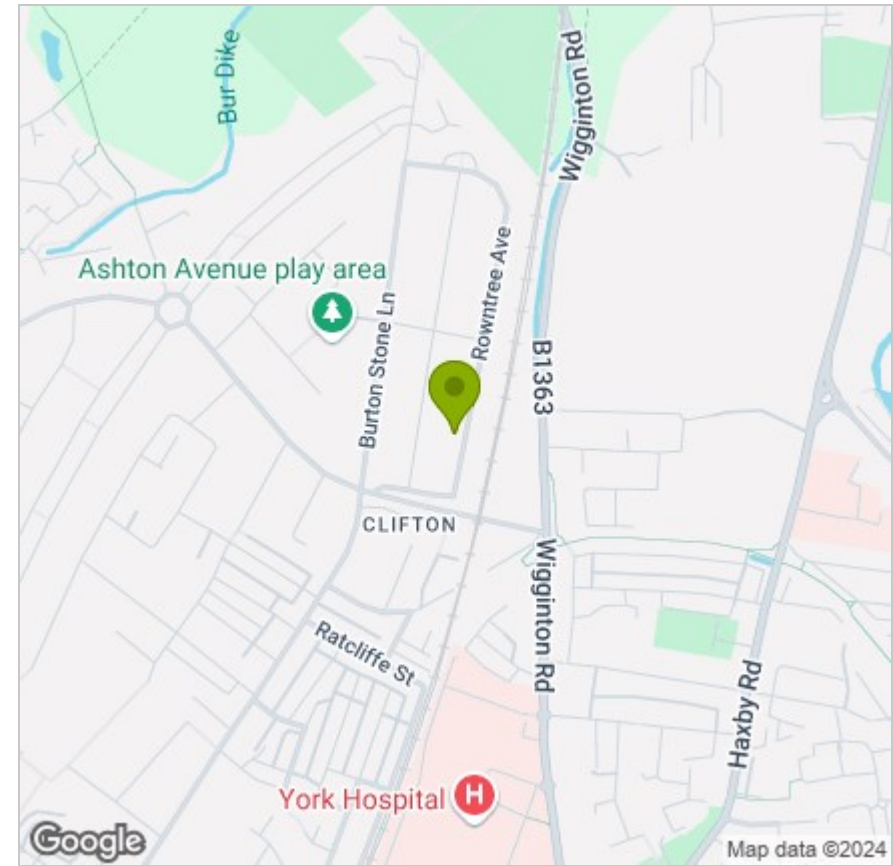




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(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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