



19 Tennyson Avenue
York, YO30 6ET
Guide Price £295,000

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A quality 3 bedroom end terrace house on a generous plot located on this residential cul-de-sac convenient for York City Centre, Clifton Moor shops and nearby schools and amenities. Updated and maintained to a very high standard throughout, the bright and airy living accommodation comprises; entrance hallway, 15ft lounge, fitted kitchen, dining room with patio doors onto garden, first floor landing, 3 first floor bedrooms (2 doubles and 1 generous single) and 3 piece shower room. To the outside is a gravel driveway providing ample off street parking and the potential for electric car charging, secure double gates to side, long rear garden with timber decked area, summer house, brick store and lawned areas. An accompanied viewing of this superb house is highly recommended.

Entrance Hallway

Entrance door, laminate flooring, power points, carpeted stairs to first floor, recessed spotlights

Lounge

uPVC bay window to front, double panelled radiator, laminate flooring, TV and power points, coving, recessed spotlights

Dining Room

uPVC double glazed patio doors on to decking, double panelled radiator, wall mounted electric heater, laminate flooring, recessed spotlight, power points

Kitchen

uPVC double glazed window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, electric hob, space and plumbing for other appliances, wall mounted gas boiler, porcelain black tiled flooring, power points

First Floor Landing

uPVC double glazed window to side, access to loft space, recessed spotlights, carpeted floors. Doors to





Bedroom 1

Two uPVC double glazed windows to front, single panelled radiator, carpeted flooring, power points

Bedroom 2

Two uPVC double glazed windows to rear, storage cupboard, single panelled radiator, carpeted flooring, power points

Bedroom 3

uPVC double glazed window to rear, single panelled radiator, carpeted flooring, power points

Shower Room

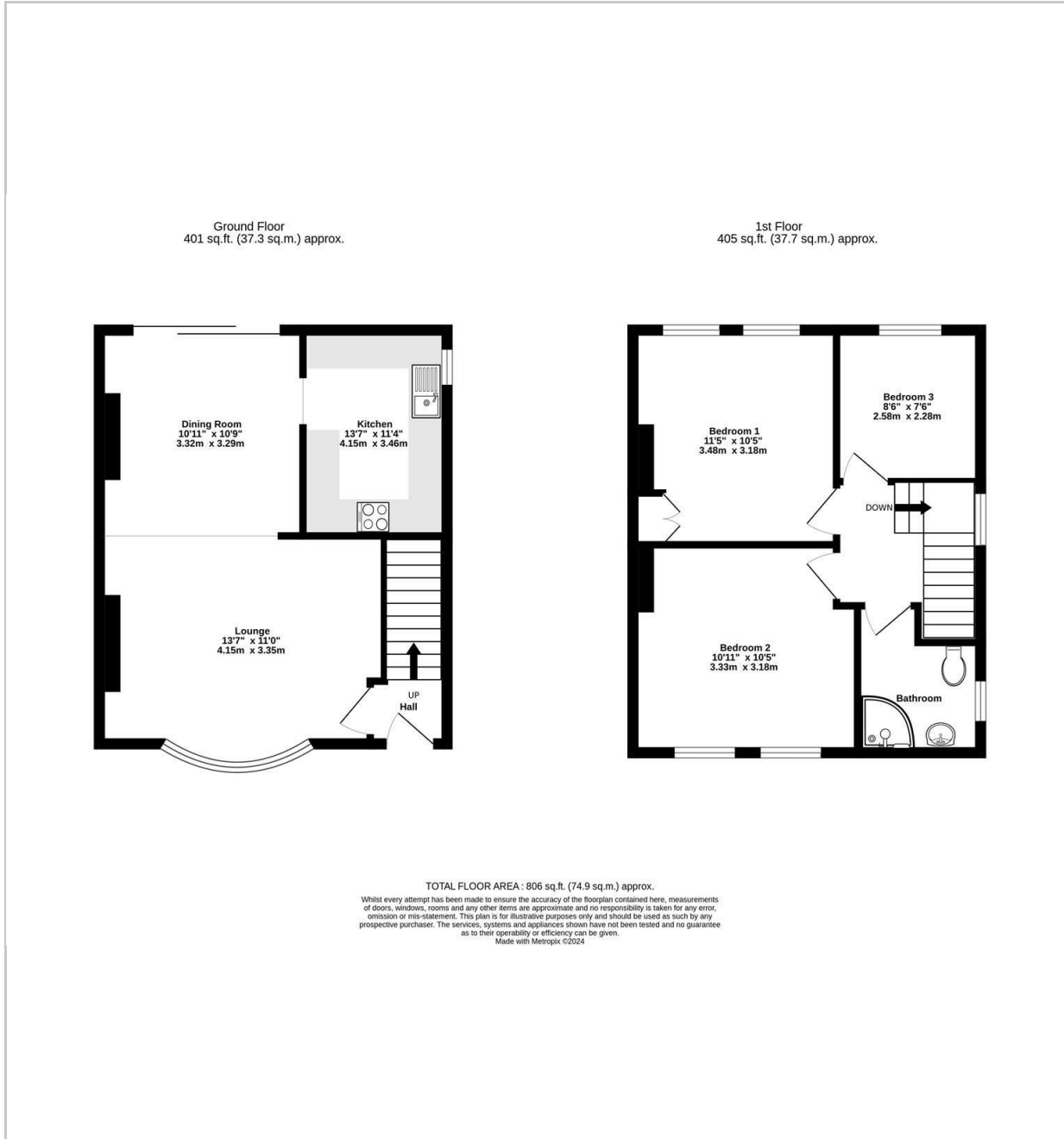
Opaque uPVC double glazed window to side, tiled walls, tiled flooring, corner shower cubicle, low level WC, wash hand basin, towel radiator, extractor fan, recessed spotlights

Outside

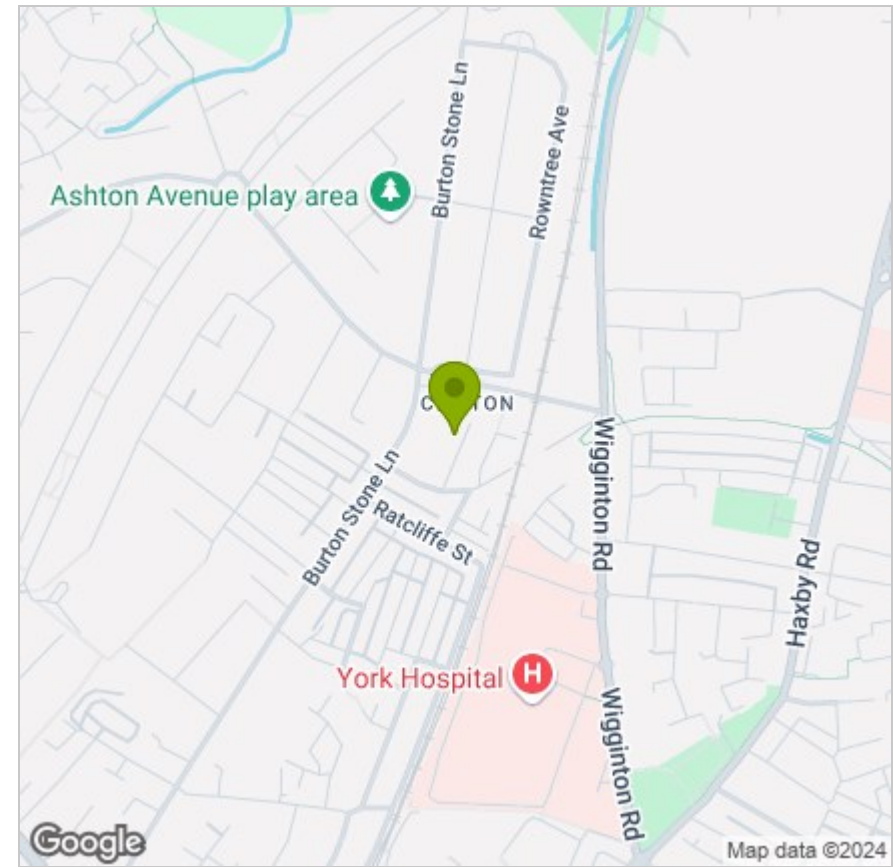
To the front is a gravel driveway with lawned area, double gates to side, rear garden with timber decked area, lawn, summer house, brick store



FLOOR PLAN



LOCATION



EPC

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