



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)

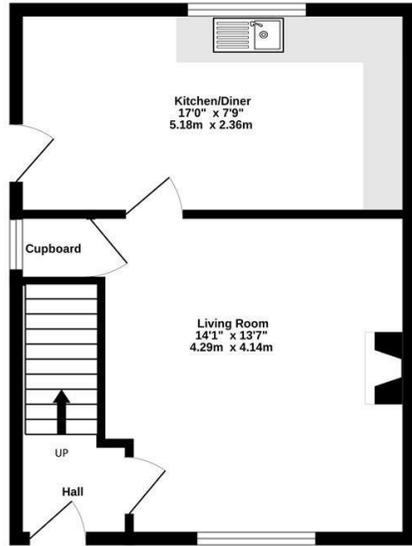
Garden



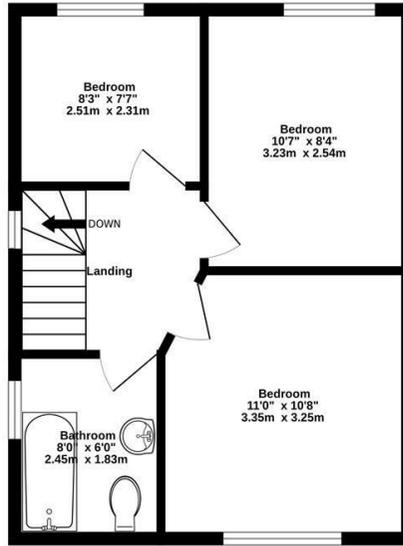


FLOOR PLAN

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



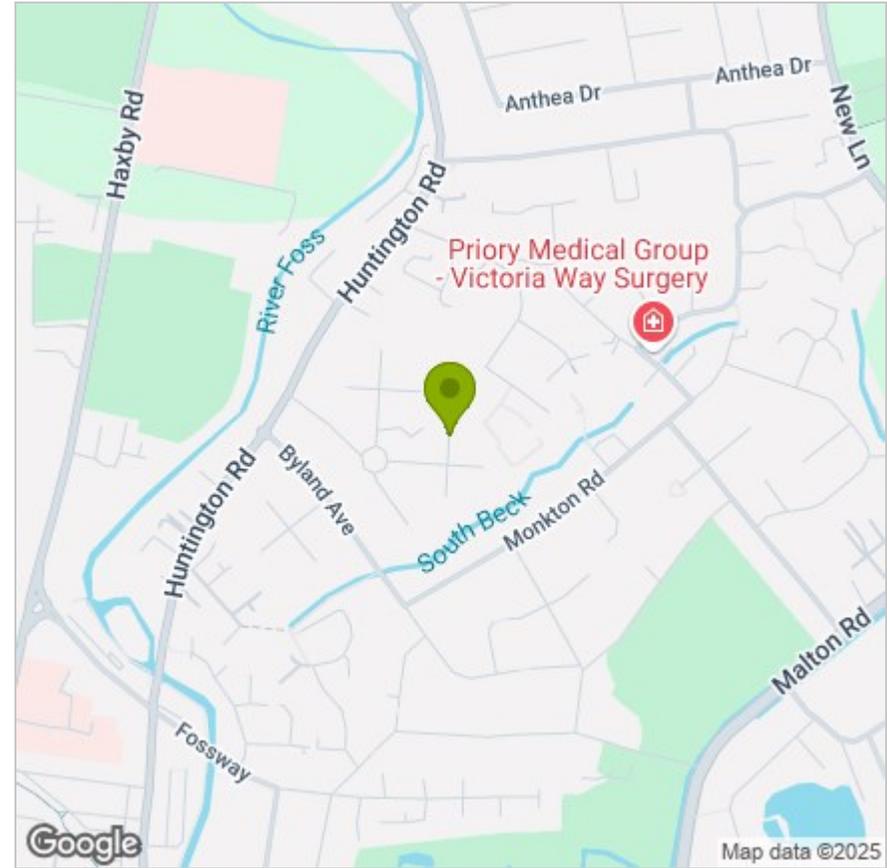
1st Floor
398 sq.ft. (37.0 sq.m.) approx.



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.
Made with Metropix ©2024

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		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.