



34 Avenue Terrace
York, YO30 6AX
Guide Price £575,000

A BESPOKE 4 BEDROOM, 2 BATHROOM PERIOD TOWN HOUSE LOCATED OFF BOOTHAM WITH AN EASY WALK INTO YORK CITY CENTRE AND TO THE RAILWAY STATION. The property has been refurbished to a high standard to provide extremely spacious living accommodation with high quality fittings throughout. The living accommodation benefits from gas central heating, sash style double glazing and comprises large hallway, living room with bay window, family room, 20' dining kitchen with quality fitted units and integrated appliances and bifold doors to rear courtyard, landing, 3 double bedrooms, family bathroom with three piece suite plus walk in shower, second floor landing, master bedroom with walk in wardrobe and en-suite shower room/WC. To the outside is a good sized paved rear courtyard. Sure to appeal to professionals looking for a high quality city centre home.

Entrance Hall

Lounge

13'6 x 12'6 (4.11m x 3.81m)

Dining Room

12'5 x 10'6 (3.78m x 3.20m)

Breakfast Kitchen

21'2 x 10'0 (6.45m x 3.05m)

First Floor Landing

Bedroom 2

16'4 x 11'3 (4.98m x 3.43m)

Bedroom 3

12'5 x 10'6 (3.78m x 3.20m)

Bedroom 4

10'4 x 10'0 (3.15m x 3.05m)

Bathroom

Second Floor Landing

Master Bedroom

11'7 x 10'8 (3.53m x 3.25m)

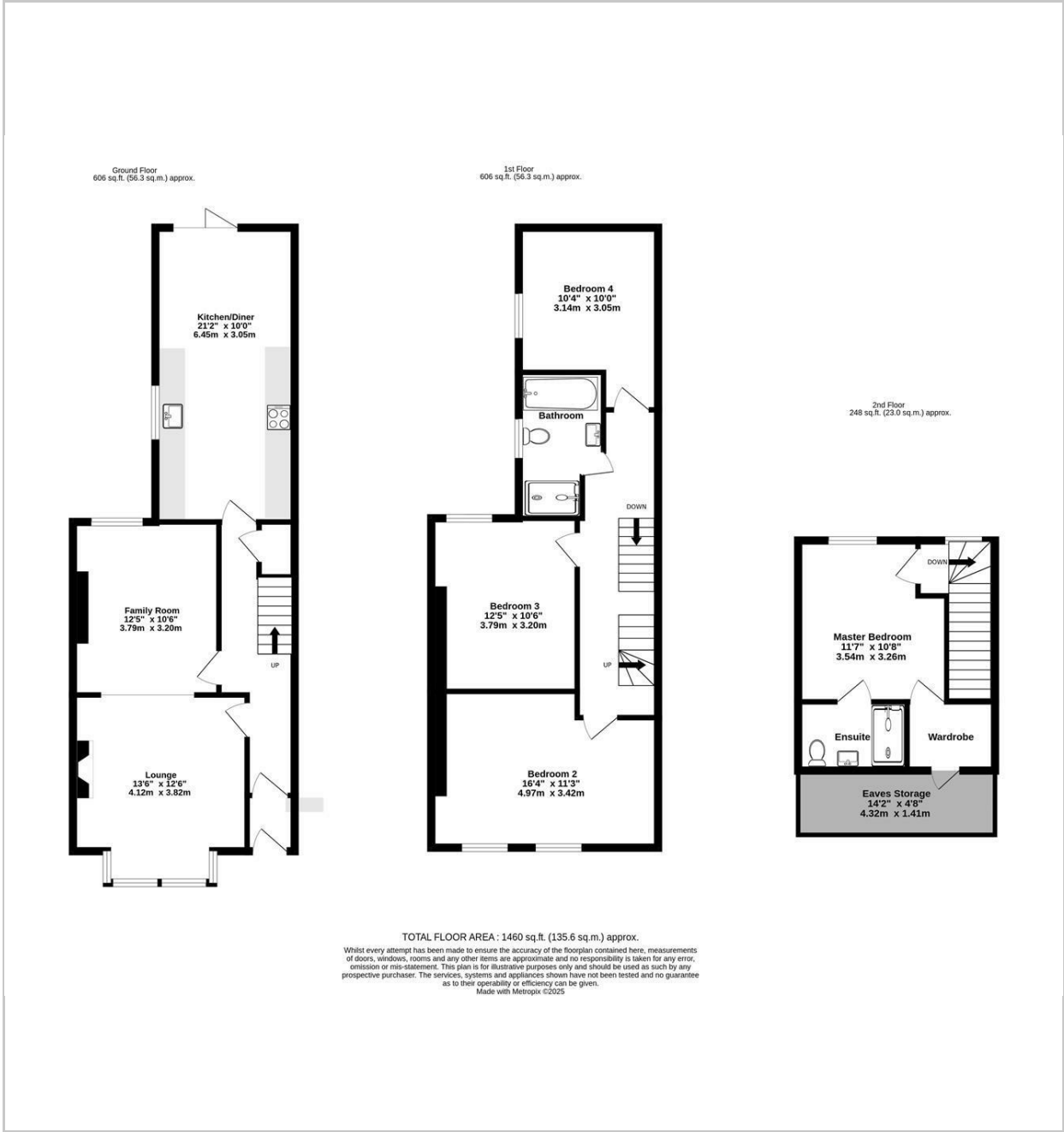




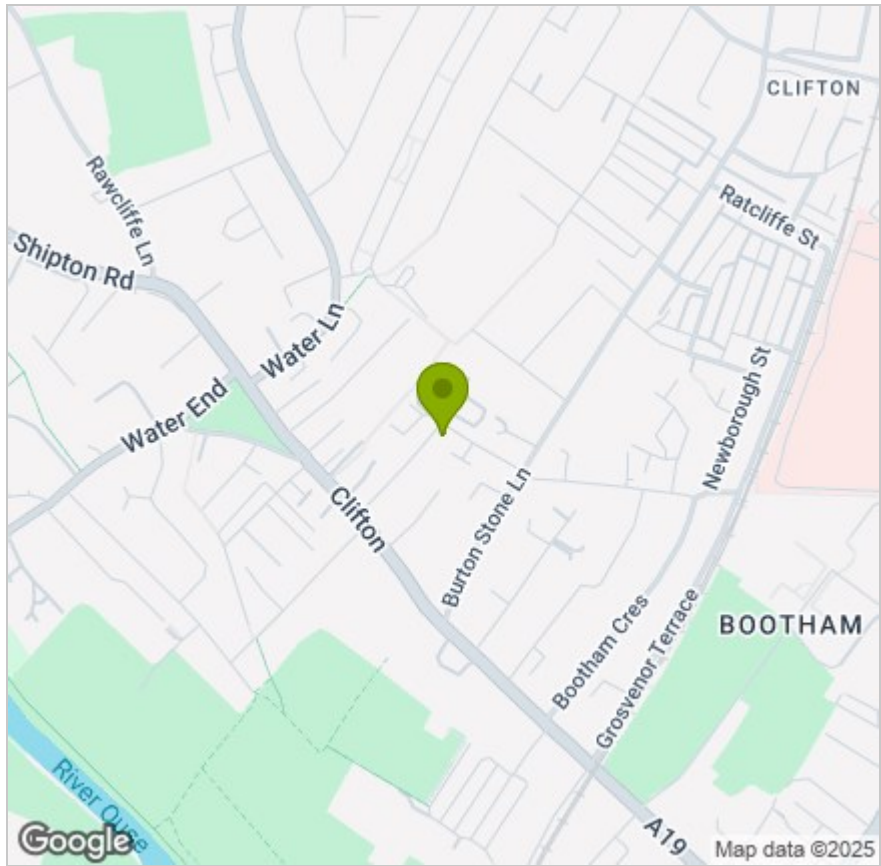
En-Suite Shower Room
Walk In Wardrobe
Outside



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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