



2 Byland Avenue  
York, YO31 9AA

**Guide Price £250,000**



Churchills are delighted to have the opportunity to offer to the market this extended 4 bed end of terraced property situated to the North of the city whilst being close to an array of local amenities and easy access in to the city centre.. The property does require some internal updating so gives the discerning buyer an opportunity to put their own stamp to a fabulous extended property. The spacious living accommodation briefly comprises: Entrance hall, Living room, sitting room, kitchen, ground floor bedroom 4/2nd reception room and bathroom/w.c., first floor 3 bedrooms and office. Gardens to front and rear.

**Living Room**

13'7" x 9'10" (4.16m x 3.01m)

**Sitting Room**

13'1" x 12'4" (4.01m x 3.77m)

**Kitchen**

9'10" 9'9" (3.01m 2.98m)

**Ground Floor Bedroom 4/2nd Reception**

13'7" x 9'5" (4.16m x 2.88m)

**Bathroom**

9'10" x 6'1" (3.00m x 1.87m)

**Bedroom 1**

13'1" x 9'9" (4.00m x 2.98m)

**Bedroom 2**

9'10" x 9'9" (3.01m x 2.98m)

**Bedroom 3**

9'10" x 6'1" (3.00m x 1.87m)

**Office**

13'7" x 6'10" (4.16m x 2.10)







FLOOR PLAN

