



76 Burlington Avenue
York, YO10 3TE

Guide Price £250,000

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AN EXTENDED AND WELL PRESENTED END TOWN HOUSE WITH GARDEN AND OFF STREET PARKING LOCATED IN THIS CENTRAL AND POPULAR RESIDENTIAL AREA served by local shops, schools and amenities and close to the city centre and York University. This superb home is ready to move into and has the benefit of upVC double glazing, modern gas central heating and has been updated and well maintained throughout. It fully comprises entrance hallway, 16' lounge, L-shaped breakfast kitchen, WC, garden room/bedroom 3 with French doors, first floor landing, 2 bedrooms and a house bathroom suite. To the outside is a low maintenance front garden with driveway providing ample off street parking and the potential for electric car charging and side access gates to the delightful rear garden with lawn and patio areas. An internal viewing is highly recommended.

Entrance Hall

Entrance door, radiator, carpeted stairs to first floor.

Lounge

uPVC window to front, radiator, TV point, power points, under stairs cupboard. Carpet.

Breakfast Kitchen

uPVC windows to side and rear, door to side, fitted wall and base units incorporating counter tops, stainless steel sink and drainer with mixer tap, built-in gas hob and electric oven, space for appliances, radiator, power points. Laminate flooring.

WC

Low level WC, wash hand basin.

Garden Room/Bedroom 4

uPVC window to side, French doors onto garden, radiator, power points. Carpet.

First Floor Landing

uPVC window to side. Carpet. Doors to;





Bedroom 1

uPVC window to front, radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, radiator, power points. Carpet.

Bedroom 3

uPVC window to front, radiator, power points. Carpet.

Bathroom

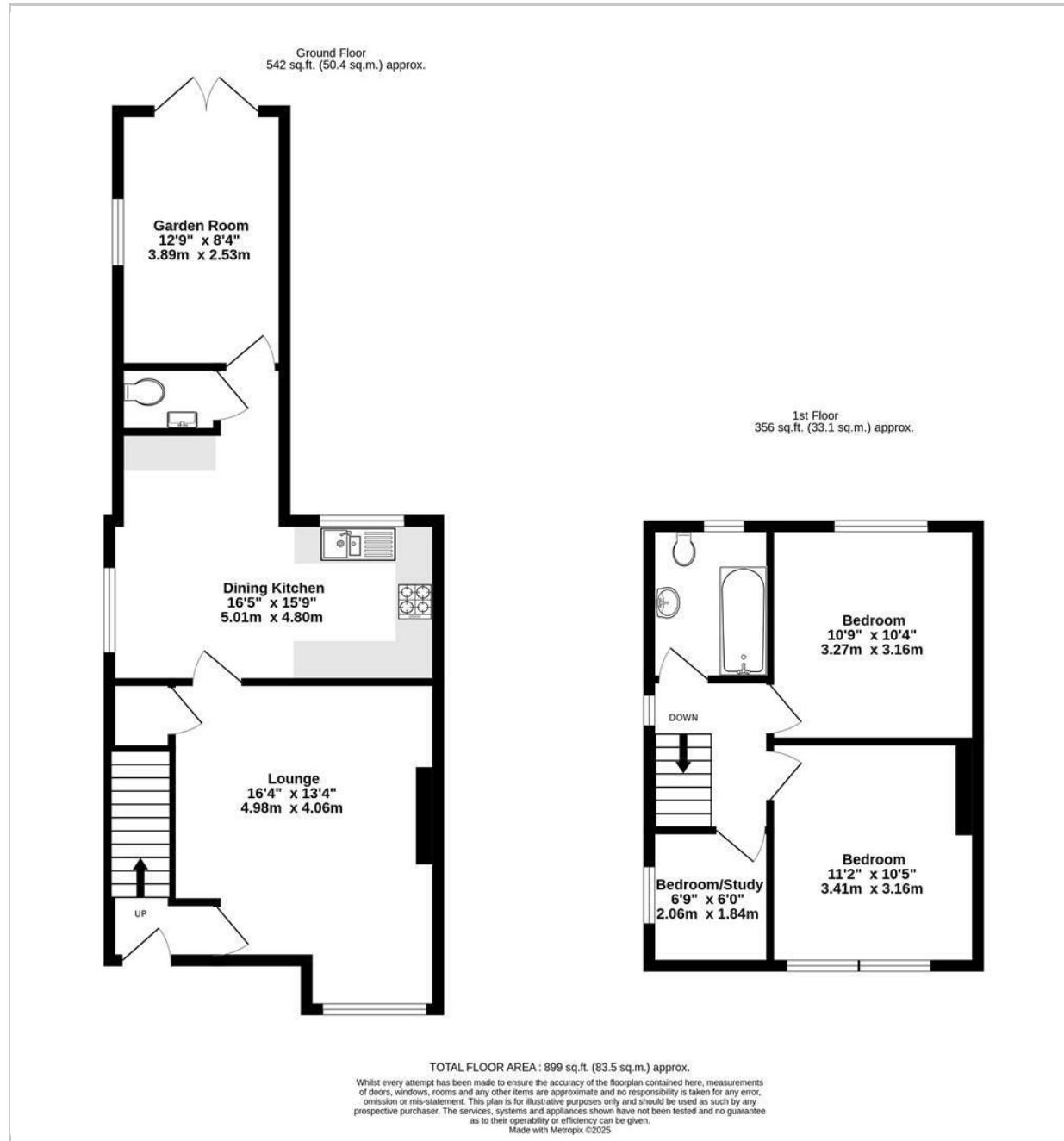
Opaque uPVC window to rear, panelled bath with mixer shower over, low level WC, wash hand basin, tiled walls, extractor fan. Tiled flooring.

Outside

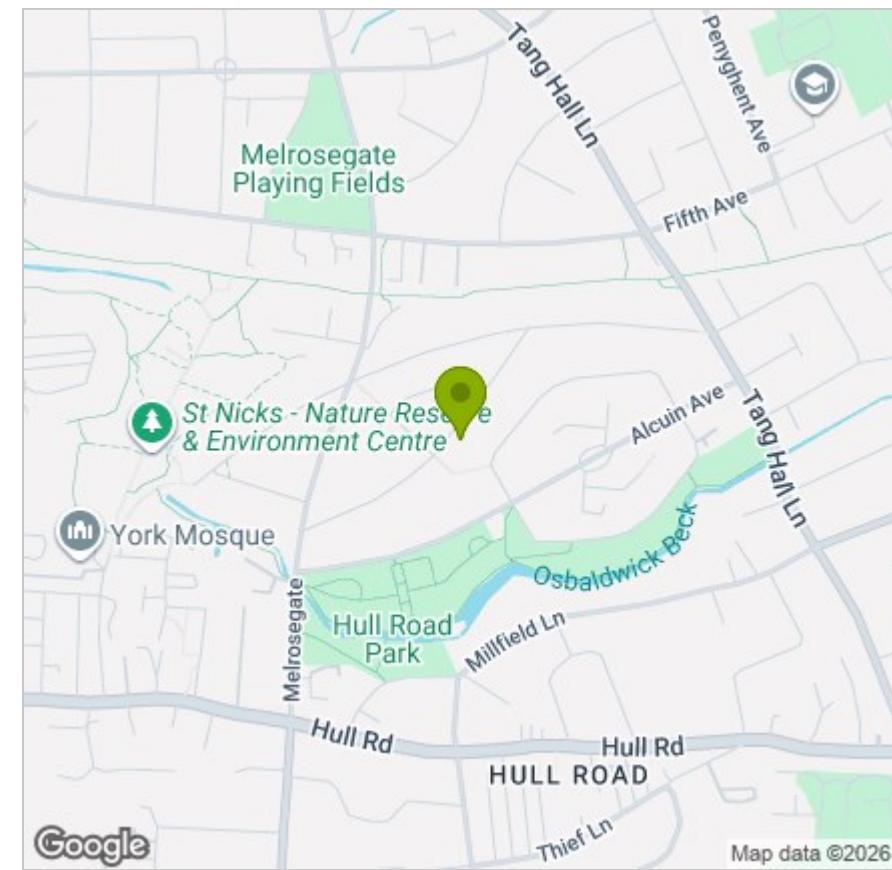
Front driveway providing ample off street parking and with the potential for electric car charging, low maintenance front garden. Double gates to rear garden with lawn and patio area, mature flower borders and shrubbery, timber fence boundary.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	68
(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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