



11 Don Avenue

York, YO24 2PT

Guide Price £335,000



NO FORWARD CHAIN. An impressive three double bedroom semi detached house situated in this popular residential area of Dringhouses. Benefiting from uPVC double glazing and gas central heating as well located conveniently for schools, supermarkets and amenities, with frequent bus links into York's historic city centre. It's bright and spacious layout comprises: entrance porch, entrance hallway, lounge with bay window, dining room, fitted kitchen, utility room, first floor landing, three first floor bedrooms and four piece house bathroom suite.

To the outside is a driveway providing off street parking and the potential for electric car charging, front and rear gardens and detached single garage. An accompanied viewing of this ideal home is highly recommended.

Entrance Porch

uPVC entrance door, tiled flooring

Entrance Hallway

Oak flooring, double panelled radiator, storage cupboard, carpeted stairs to first floor, windows to side

Lounge

uPVC bay window to front, log burner with tiled hearth and surround, luxury vinyl tiling, TV and power points, fitted storage, double panelled radiator

Dining Room

uPVC sliding doors to rear, oak flooring, double panelled radiator, power points

Kitchen

uPVC windows to side, fitted wall and base units with oak countertop, sink and draining board with mixer tap, built-in oven and gas hob, tiled flooring, power points

Utility Room

uPVC door to rear, plumbing for washing machine, power points





First Floor Landing

uPVC window to side, carpeted floors, door to;

Bedroom 1

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

Bedroom 2

uPVC window to front, fitted wardrobes, carpeted flooring, power points, single panelled radiator

Bedroom 3

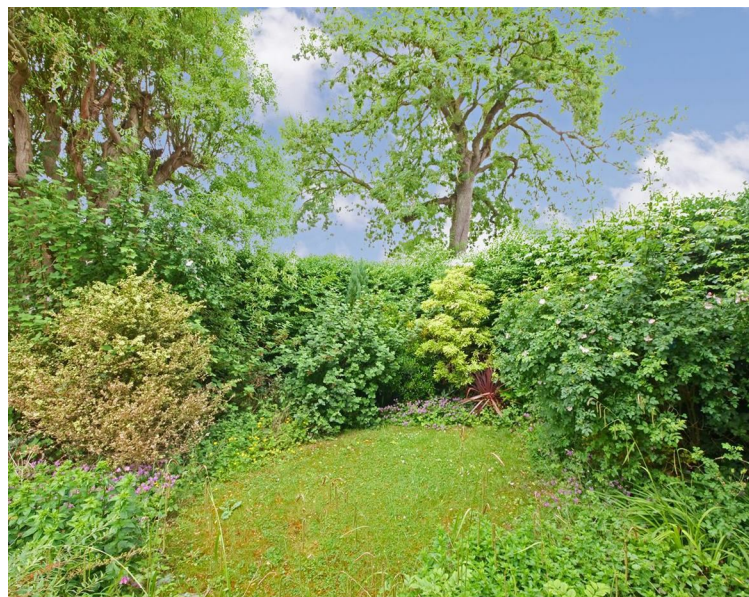
uPVC window to side, carpeted flooring, single panelled radiator, power points

Bathroom

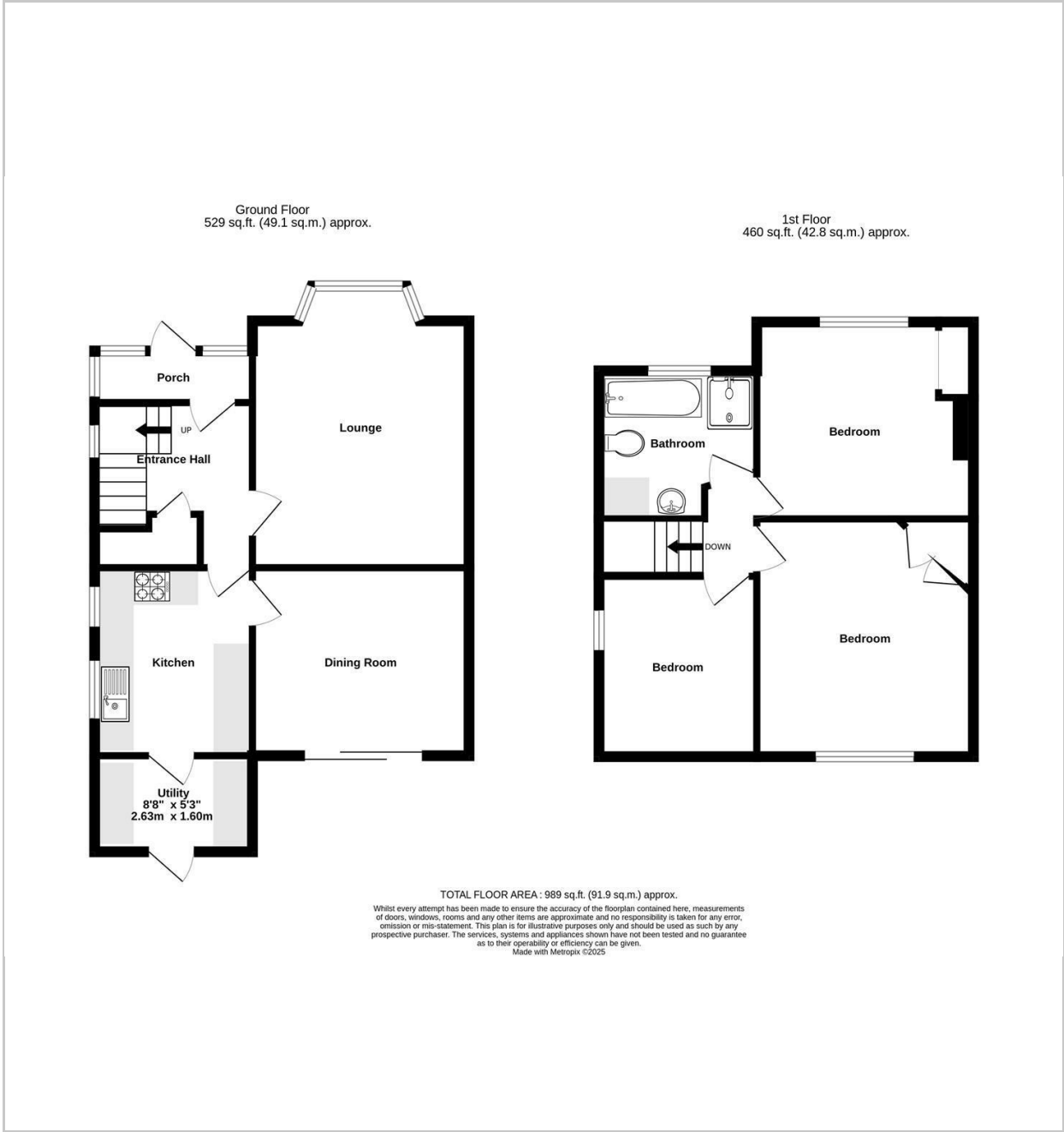
Panelled bath, walk-in mains shower enclosure, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, towel radiator, extractor fan, recessed spotlights

Outside

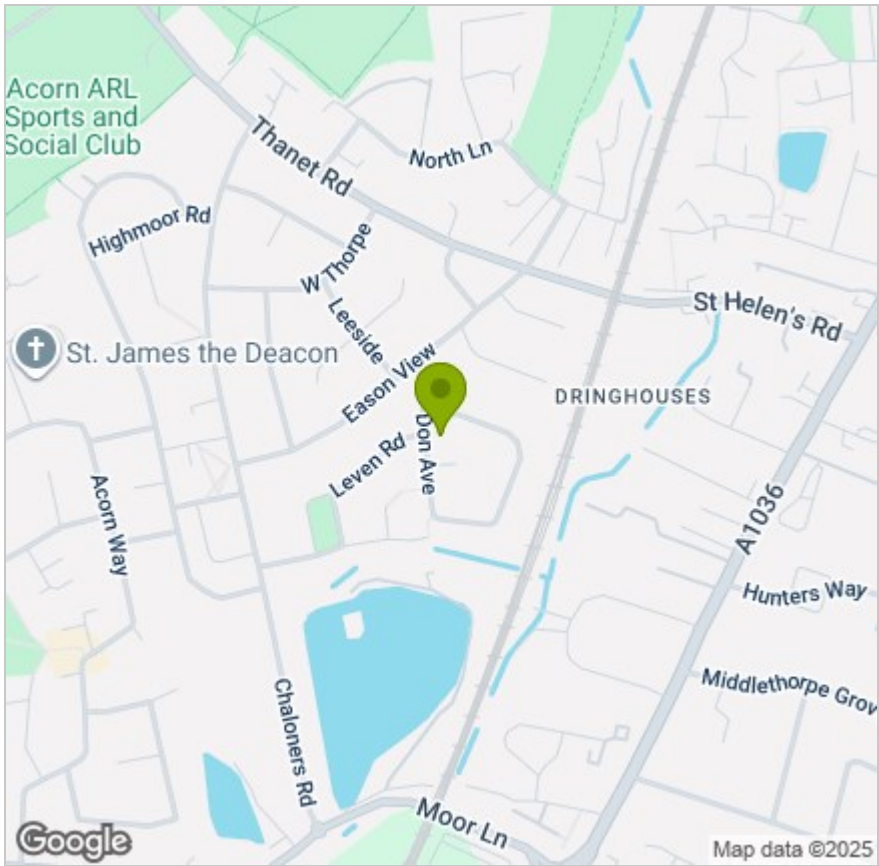
Front garden, driveway providing off street parking, lawn and patio rear garden, timber fence boundary, detached single garage



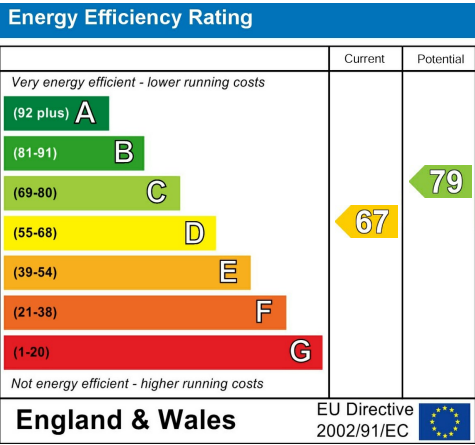
FLOOR PLAN



LOCATION



EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.