



54 Lindsey Avenue
York, YO26 4RJ
Guide Price £220,000



Offered with no onward chain, this well-proportioned three-bedroom end of terrace home presents a fantastic opportunity for first-time buyers or investors seeking a property with excellent potential in a highly sought-after location. Situated in the ever-popular Holgate area of York, this home benefits from convenient access to local amenities, schools, and superb transport links to York City Centre.

The property opens with a practical entrance porch, leading into a welcoming living room, complete with a feature fireplace. To the rear, the kitchen offers a range of fitted wall and base units, providing ample storage and functionality for everyday cooking and dining. Storage area to the rear leading to garden.

Upstairs, the accommodation comprises two generous double bedrooms, both well-sized and ready for personalisation. The third bedroom is a spacious single that lends itself perfectly to a home office or study.

Externally, the property enjoys a shared front lawn and a generously sized South-West facing rear garden. A brick-built store offers further outdoor storage solutions. With its fantastic location, well-balanced layout, and scope for modernisation, this home offers a great opportunity to add value and create a stylish and comfortable residence in one of York's most convenient suburbs. Viewing is highly recommended to appreciate the potential this property holds.

Entrance Porch and Hallway

Lounge

13'8" x 12'9" (4.17m x 3.89m)

With fireplac

Kitchen

17'2" x 8'8" (5.23m x 2.64m)

Wall & base units, space for ample appliances

Storage Area

To the rear leading to the garden





Bedroom 1
11'8" x 10'4" (3.56m x 3.15m)

Bedroom 2
9'9" x 9'1" (2.97m x 2.77m)

Bedroom 3
9'11" x 6'7" (3.02m x 2.01m)
Fitted storage

Bathroom
6'10" x 5'5" (2.08m x 1.65m)
With 3 piece suite

Externally
External South West facing garden. Brick store.



FLOOR PLAN

