



61 Burlington Avenue  
York, YO10 3TF

Guide Price £215,000



**NO ONWARD CHAIN!** A two bedroom extended end of terrace house on a decent plot located on this residential street off Melrosegate and within easy access into York city centre, the University and outer ring road. With the added potential to extend and enhance further, the bright and spacious living accommodation comprises; entrance hallway, 16ft lounge, open plan kitchen/dining room, first floor landing, two first floor double bedrooms and three piece fully tiled house shower room.

To the outside is a front garden with opportunity for off street parking and electric car charging. Side and rear garden with patio and lawn, attached brick store and timber fence boundary.

An internal viewing is strongly recommended.

### **Entrance Hallway**

Composite entrance door, tiled flooring, carpeted stairs, single panelled radiator

### **Lounge**

Bay window to front, burner with tiled hearth, single panelled radiator, carpeted flooring, power points, understairs cupboard

### **Kitchen**

Fitted wall and base units with countertop, kitchen island, stainless steel sink and mixer tap, built-in gas hob and eye level oven, built-in microwave, space and plumbing for other appliances, column radiator, tiled flooring, power points, cupboard housing gas combination boiler, recessed spotlights, bi-folding doors onto patio, uPVC door to side

### **First Floor Landing**

Window to side, carpeted flooring, power points

### **Bedroom 1**

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





## Bedroom 2

uPVC window to rear, single panelled radiator, vinyl flooring, power points

## Bathroom

Opaque uPVC window to rear, large walk-in tiled shower enclosure, low level wc, wash hand basin, tiled walls and flooring, towel radiator, extractor fan

## Outside

Front lawn garden with brick boundary wall, (dropped curb for potential off street parking), timber gate to side, rear paved patio, brick store, lawn, timber store, timber fence boundary, outside tap

## Planning Permission

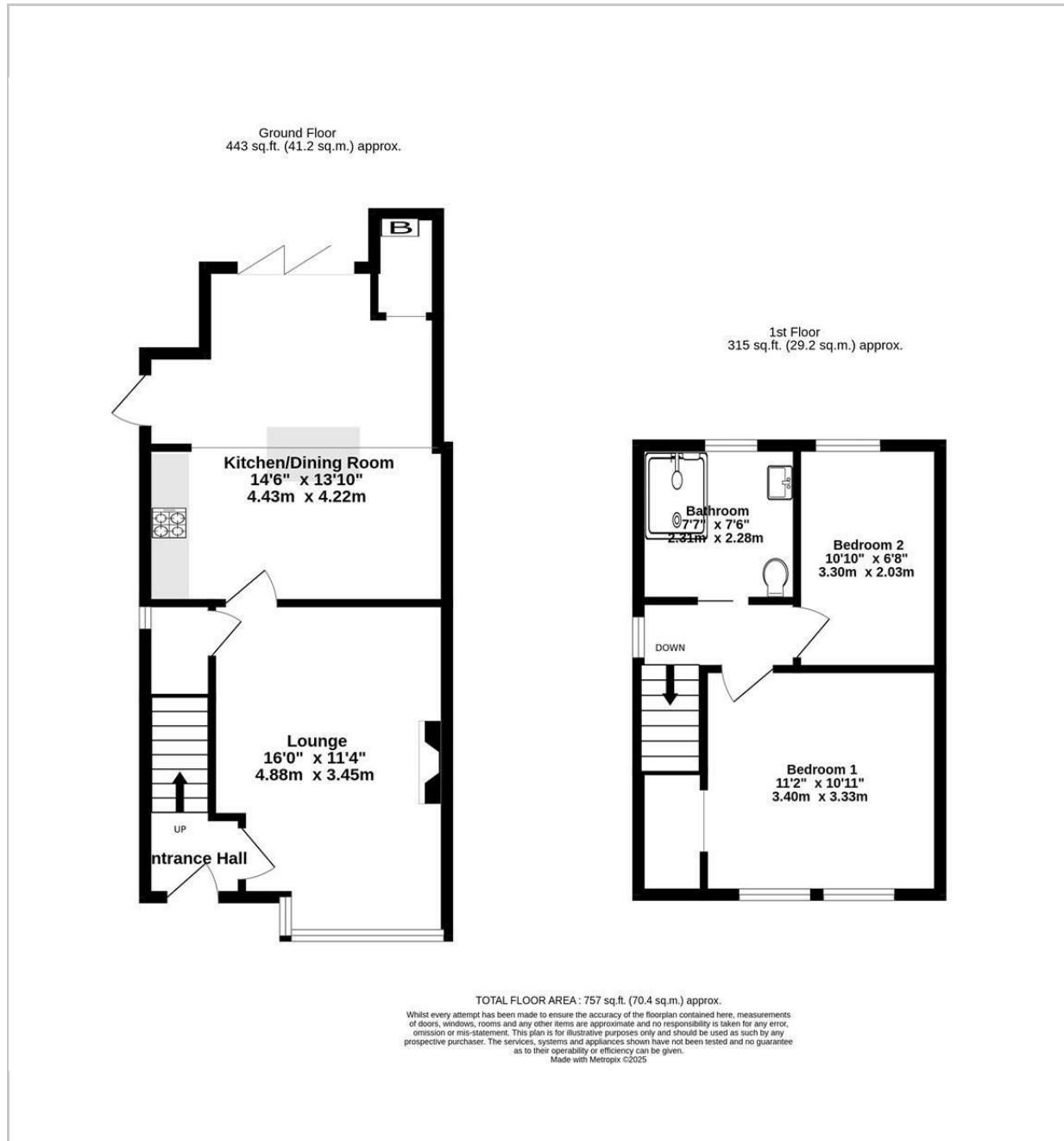
We have been notified by the current vendor that planning permission has been granted for a single storey and two storey 22/00323/FUL. and footings have been installed.

## Agents Notes

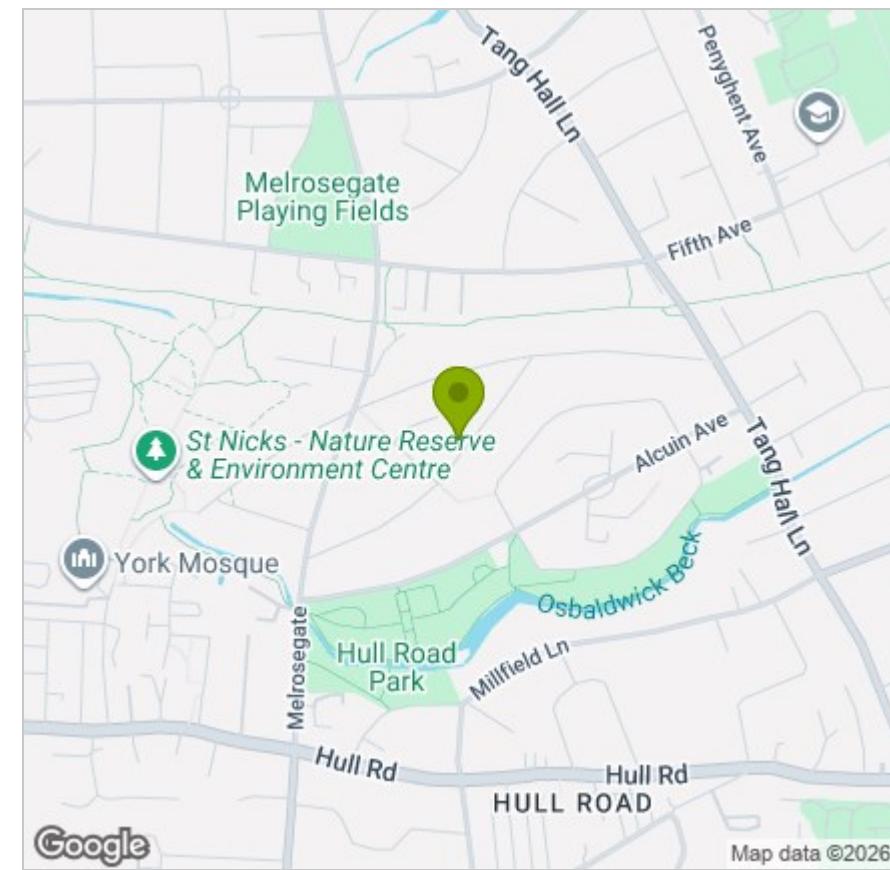
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



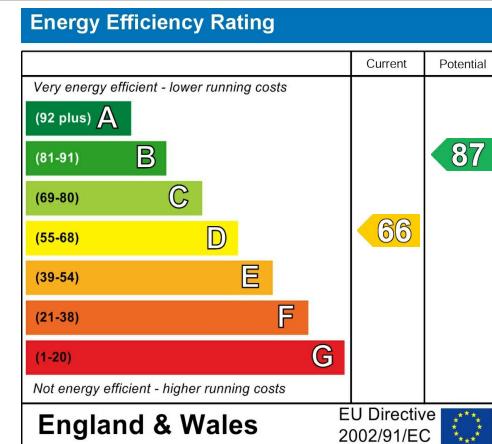
## FLOOR PLAN



## LOCATION



## EPC



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