

NO ONWARD CHAIN! A THREE STOREY 3 BEDROOM END TOWN HOUSE SET IN THIS POPULAR LOCATION CONVENIENT FOR UNIVERSITY OF YORK AND THE CITY CENTRE. The property provides well presented living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, large lounge, spacious dining kitchen with fitted units, small conservatory, landing, 2 double bedrooms and bathroom/w.c., second floor bedroom 3. Front garden with driveway and lawned rear garden with brick store.

### Hall

Entrance door, stairs to first floor. Door to

## **Living Room**

10'9" x 10'5" (3.30m x 3.20m)

Spacious living room with bay window to front. Door leading to

# **Dining Kitchen**

17'8" x 11'9" (5.40m x 3.60m)

Fitted units including base and wall units, work surfaces, built in oven, microwave and hob, window to rear, door to side. Door to

## Conservatory

8'6" x 7'10" (2.60m x 2.40m) Windows top 3 aspects. Door to garden

# Landing

Stairs to second floor. Doors to

#### **Bedroom 1**

17'0" x 8'10" (5.20m x 2.70m) Window to front

### **Bedroom 3**

12'5" x 11'5" (3.80m x 3.50m) Window to rear, built in cupboard

#### **Bathroom**

Suite in white comprising panelled bath with mixer shower and shower screen, wash hand basin, w.c., window to rear

## **Second Floor - Bedroom 2**

16'4" x 11'5" (5.00m x 3.50m)

Velux windows to 2 aspects















## Outside

Front garden with off street parking for 2 cars. Lawned rear garden with brick store

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 sales transaction to fulfil their obligations under Anti Money
Laundering regulations. A charge to carry out
these checks will apply. Please ask our office
for further details





#### **FLOOR PLAN LOCATION** Heworth Rd Burnholme Ave Heworth Village E Parade The Centre @ Burnholme U Conservatory 2.60m x 2.40m (8' 6" x 7' 10") TANG HALL Melrosegate Bedroom 3 Playing Fields Fifth Ave 3.60m x 3.50m Kitchen (11' 10" x 11' 6") 5.40m x 3.60m (17' 9" x 11' 10") Bedroom 2 5.00m x 3.50m (16° 5° x 11' 6°) Living Room St Nicks - Nature Reserve 3.30m x 3.20m Bedroom 1 (10' 10" x 10' 6") & Environment Centre 5.20m x 2.70m (17' 1" x 8' 10") Coogle Map data @2025 **Energy Efficiency Rating** Second Floor Ground Floor First Floor Potential Very energy efficient - lower running costs Floor area 17.5 sq.m. (188 **EPC** Floor area 46.4 sq.m. (500 sq.ft.) Floor area 38.7 sq.m. (416 sq.ft.) (92 plus) A sq.ft.) Total floor area: 102.6 sq.m. (1,105 sq.ft.) 80 (69-80) 67 D (55-68) (39-54) (21-38) G

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Not energy efficient - higher running costs

**England & Wales** 

**EU Directive** 

2002/91/EC