



21 Burlington Avenue  
York, YO10 3TF  
Guide Price £220,000

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A LOVELY TWO BEDROOM END TOWN HOUSE WITH GARAGE AND LARGE REAR GARDEN SET JUST OFF MELROSEGATE WITHIN EASY REACH OF THE CITY CENTRE. The wonderful property has a cottage feel and would make an ideal first time buy or investment. Providing bright and well presented accommodation it comprises entrance hall, large lounge, dining kitchen, two good sized bedrooms and a three piece bathroom suite. To the outside is a lovely, lawned rear garden. An internal viewing is highly recommended.

### Entrance Hall

### Lounge

16'9 x 11'5 (5.11m x 3.48m)

### Kitchen

14'8 x 8'0 (4.47m x 2.44m)

### Rear Lobby

### Bathroom

### First Floor Landing

### Bedroom 1

15'0 x 12'9 (4.57m x 3.89m)

### Bedroom 2

14'8 x 8'0 (4.47m x 2.44m)

### Rear Garden

### Garage

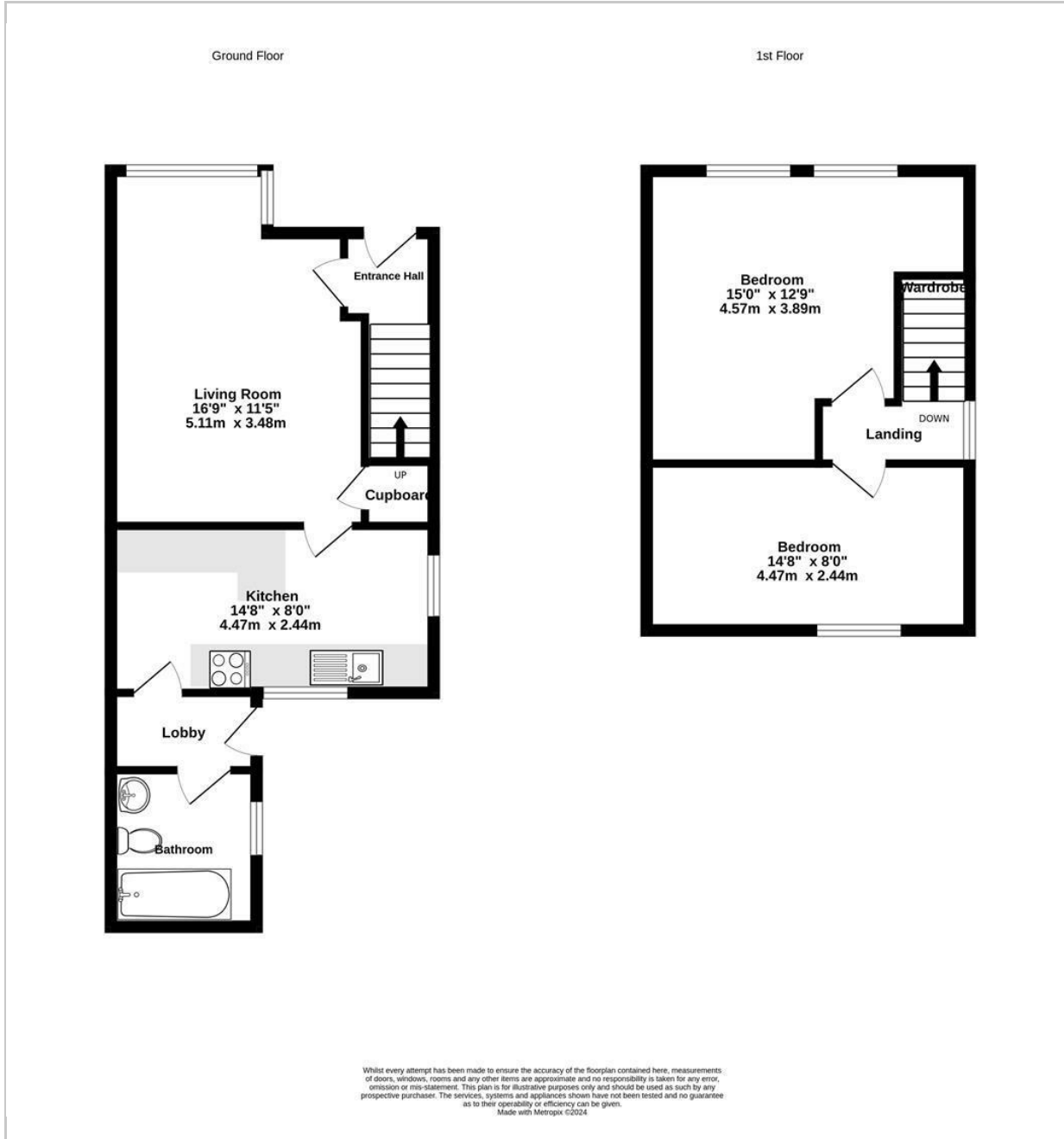




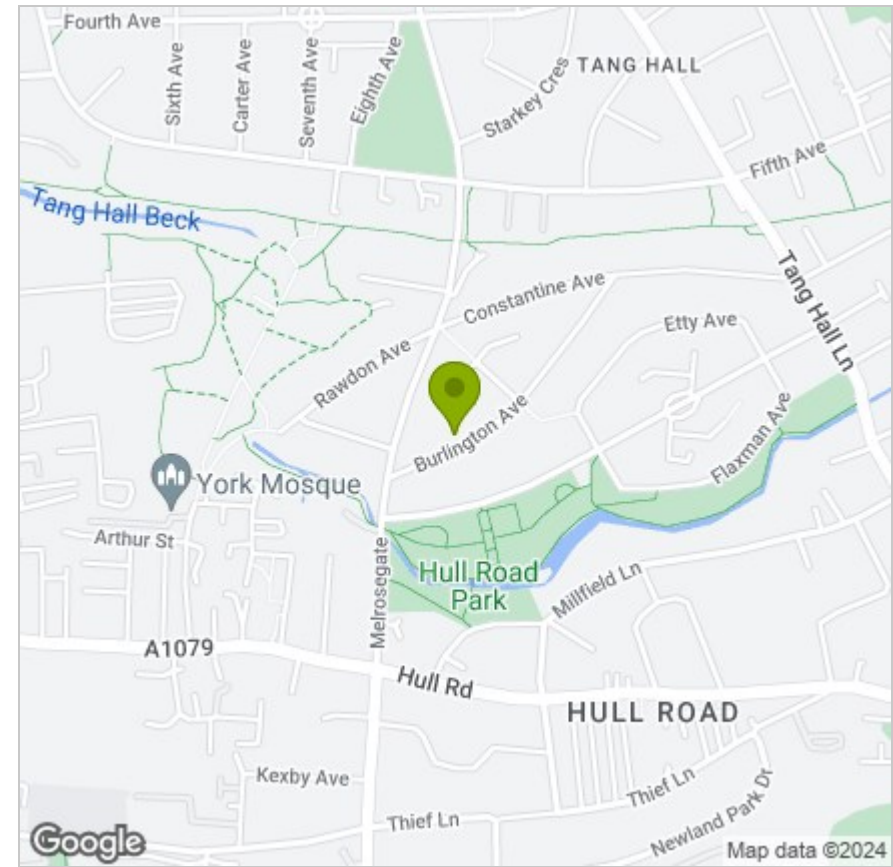




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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