

Robert Ellis

look no further...



York Avenue,
Beeston, Nottingham
NG9 1GZ

£195,000 Freehold

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Situated in the sought-after area of Beeston, Nottingham, this delightful end-terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The single reception room is inviting and serves as a perfect gathering space for family and friends, providing a warm atmosphere for relaxation and entertainment.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the home is designed to maximise space and functionality, making it an ideal choice for those seeking a blend of comfort and convenience.

One of the standout features of this property is the parking,, a rare find in many urban settings. This added benefit enhances the appeal of the home, allowing for easy access and peace of mind for residents and their guests.

Situated in Beeston, residents will enjoy the vibrant community atmosphere, with local amenities, parks, and schools within easy reach. The area is well-connected to Nottingham city centre, making it an excellent choice for commuters.

In summary, this terraced house on York Avenue is a wonderful opportunity for those looking to settle in a friendly neighbourhood, offering a perfect balance of space, comfort, and convenience. Do not miss the chance to make this lovely property your new home.



Entrance Hall

Double glazed entrance door, stairs to the first floor, radiator, and door to the lounge.

Lounge

11'3" x 11'1" (3.43m x 3.38m)

With laminate flooring, gas fire with Adam-style mantle, UPVC double glazed window to the front, radiator, and door to the kitchen diner.

Kitchen Diner

12'2" x 11'5" (3.73m x 3.5m)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven, integrated electric hob with air filter over, tiled splashbacks, space for a fridge freezer, dishwasher and washing machine, radiator, useful under stairs storage cupboard, UPVC double glazed window to the rear, and UPVC double glazed door to the conservatory.

Conservatory

11'3" x 5'7" (3.43m x 1.72m)

With vinyl flooring, UPVC double glazed door to the side, double glazed sliding door to the rear, and windows to the rear and sides.

First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One

11'2" x 10'9" (3.42m x 3.29m)

With wooden flooring, UPVC double glazed window to the front, and radiator.

Bedroom Two

12'2" x 8'11" (3.72m x 2.72m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

9'4" x 7'2" (2.86m x 2.19m)

A carpeted bedroom with UPVC double glazed window to the rear, radiator, and a Baxi combination boiler.

Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the front, and heated towel rail.

Outside

To the front of the property you will find a paved driveway and gated side access leading to the enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, and outside WC.



GROUND FLOOR

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ESTATE AGENTS

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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