



37 Fourth Avenue,
York, North Yorkshire YO31 0UJ

Guide Price £292,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market, a fantastic opportunity to purchase a wonderful double fronted, three bedroom town house with a garden, located in the highly sought after location of Heworth, well situated with easy access into the York City Centre and the University. With local shops, schools and the Vangarde shopping centre close at hand. This well presented property has been cherished and updated by the current owner, including two fabulous 1940's fireplaces and hand laid parquet flooring, will be very popular with both first time buyers, professional couples and buy to let investors. The accommodation briefly comprises; Entrance hall with doors leading to the reception rooms. To the left we find the spacious living room, with a feature 1940's tiled fireplace, with an open grate, perfect for cosy winters evening, ample book shelving and French doors leading to the garden. To the right is dining room also featuring a 1940's fireplace as a focal point. To the rear of the house is a modern fitted kitchen with a range of cream cupboards a handy larder and a door leading to the garden. The stairwell leads to a first floor landing, where we find with three well proportioned bedrooms with built in wardrobes and shelving, separate cloakroom and a bathroom. Outside to the front is a walled and gated forecourt garden. To the rear of the house, accessed by a side walk way, is a garden laid to lawn, with trees and shrubs and a paved patio area, perfect for outside entertaining, plus handy brick out buildings. In summary, this superbly presented property, provides an exceptional opportunity to secure a home in a very popular location. An early internal viewing of this lovely home is a must!

Heworth is a popular suburb, just 1.5 miles north of York City Centre. The location boasts a wide range of local amenities including a Newsagents, Shops, Pharmacist, Doctors surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance

Front entrance door, parquet flooring and radiator*. Stairs to the first floor. Doors leading to...

Living Room

18' 8" x 11' 1" (5.69m x 3.38m)

Double glazed bay window to front aspect, feature original 1940's fireplace with open grate, parquet flooring, built in book shelving, double glazed French doors to rear garden, tv point* and radiators*. Door leading to...

Kitchen

13' 2" x 17' 2" (4.01m x 5.23m)

The kitchen is fitted with a range of modern wall and base units, complimented with matching work surface over and tiled walls, sink with mixer tap, electric cooker* with ceramic hobs*, plumbing for a washing machine*, double glazed windows to rear aspect, pantry, space for an upright fridge/freezer and upvc door to the garden.

Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window to front aspect, feature original 1940's fireplace with open grate, parquet flooring and radiator*. Door leading to...

First Floor Landing

Double glazed window to rear aspect and airing cupboard with wall mounted boiler*. Doors leading to...

Bedroom 1

13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed window to rear aspect, ceiling coving, built in wardrobes and radiator*.

Bedroom 2

12' 3" x 9' 10" (3.73m x 2.99m)

Double glazed window to front aspect, built in shelving, built in wardrobes and radiator*.

Bedroom 3

11' 2" x 7' 2" (3.40m x 2.18m)

Double glazed window to front aspect, built in shelving, built in wardrobes and radiator*.

Bathroom

5' 10" x 4' 11" (1.78m x 1.50m)

Fitted with a white two piece suite consisting of wash hand basin, bath with shower over* and glass screen, double glazed window to the rear aspect and heated rail*.

Cloakroom

Double glazed window to rear aspect and low level wc.

Outside

To the front of the house, we find a walled front garden with gated access and a path leading to the house. To the rear a garden, laid to lawn with fenced and walled borders, lots of shrubs and trees, plus handy brick outbuildings. There is also access front the front, via a side alleyway.



Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: ZEN on a BT Line.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.





Energy performance certificate (EPC)

37 Fourth Avenue YORK YO31 0UJ	Energy rating D	Valid until: 26 September 2034
		Certificate number: 0340-2176-4410-2324-2231

Property type	Mid-terrace house
Total floor area	92 square metres

Rules on letting this property

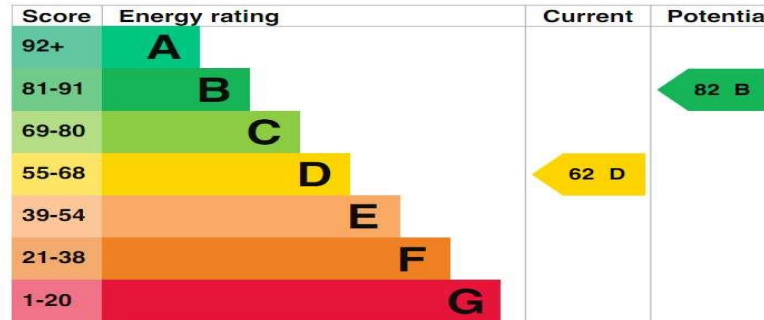
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2176-4410-2324-2231>

Bishops Personal Agents

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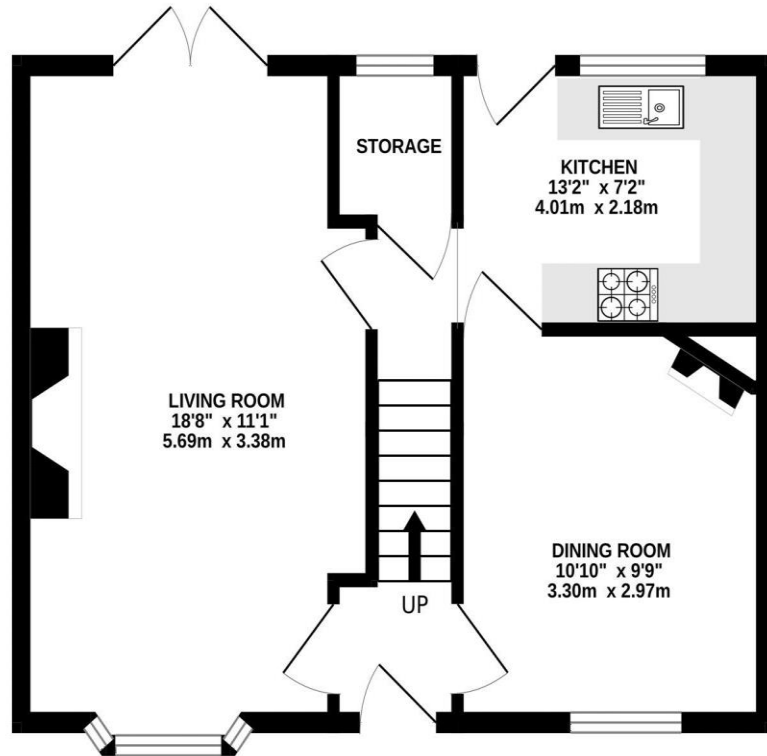
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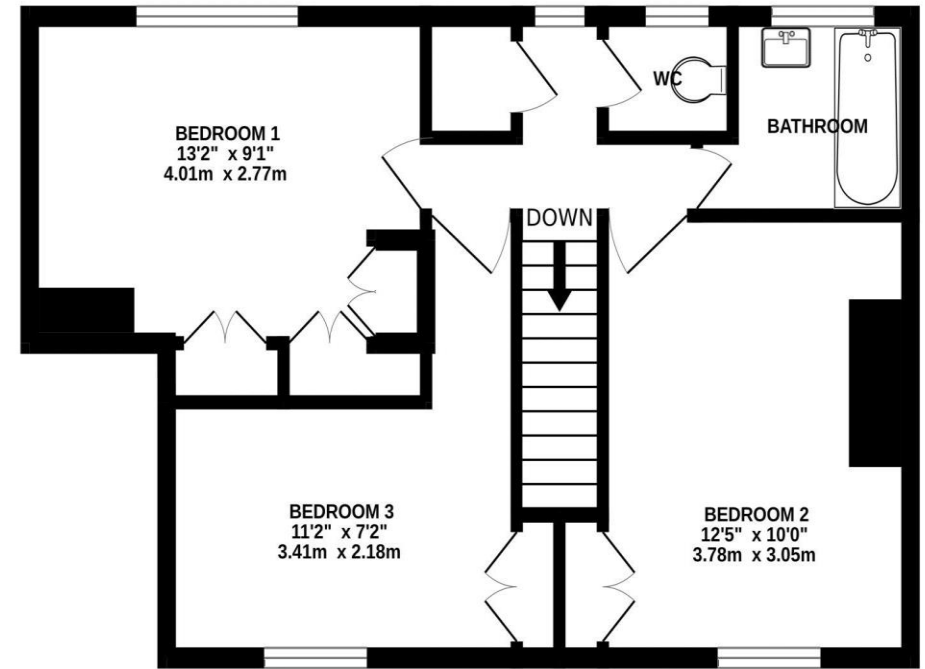
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GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.