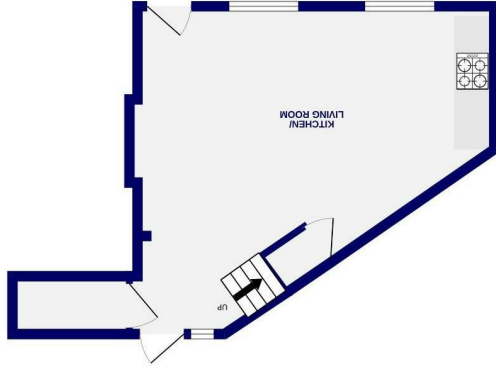


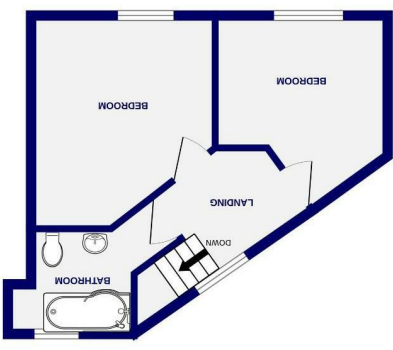
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC C
  - Beautifully Presented
  - On Street Permit Parking
  - Currently A Popular Holiday Let
  - A Short Walk From Bishopthorpe Road
  - Sought After Location
  - End Modern Cottage
- Freehold  
Council Tax Band - C

# Nunthorpe Avenue, Off Scarcroft Road, YO23 1PF



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or misstatements. The plan for building 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 is given as to their operation or efficiency. Call 01904 659222 for more information.

Nunthorpe Avenue  
Off Scarcroft Road, York  
YO23 1PF

£340,000



A modern build end terrace cottage that has been used as a popular holiday let and is sure to appeal to a range of purchasers.

Located on Nunthorpe Avenue just off the popular Scarcroft Road area of York, is this two bedroom beautifully presented end terrace cottage. The property is well placed for access to the City centre, good transport links as well as open green spaces with Scarcroft and Rowntree Parks nearby, in addition to the many celebrated local amenities Bishopthorpe Road has to offer and being in easy reach of excellent schools.

The ground floor is an open plan dining/living/kitchen which benefits from natural light from its dual aspect windows with new plantation shutters. The modern fitted kitchen with solid wood worktops, new double oven and brick pattern tiling offer a period feel but with all the advantages of a modern home. The property has recently undergone many upgrades including a new gas boiler. To the first floor are two double bedrooms and a family bathroom.

Externally the property benefits from front a new composite front door and rear seating areas, as well as on street permit parking.

The property has been managed by the well regarded Stays York as a popular holiday property and could be purchased fully furnished by separate negotiation.

Council Tax Band C.

