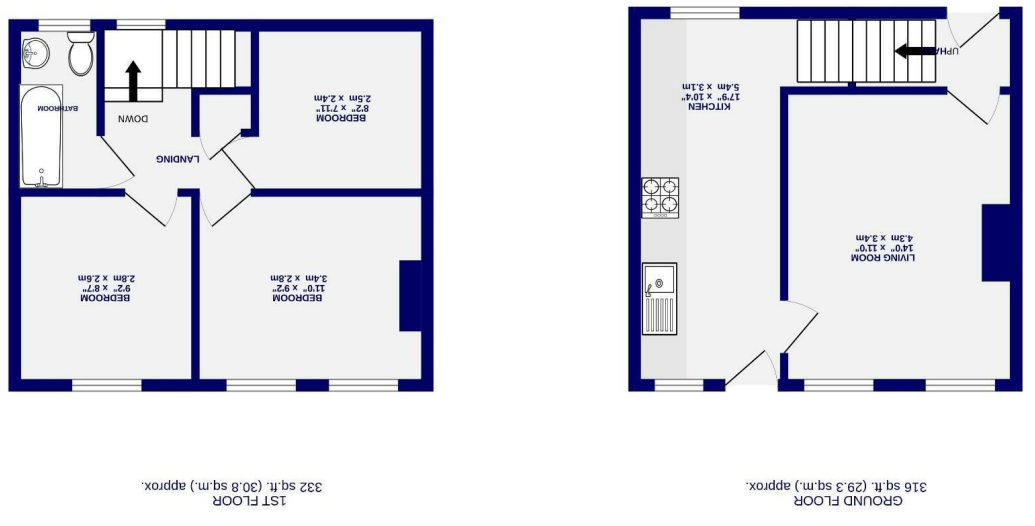


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Rawdon Avenue, York, YO10 3ST

Freehold
Council Tax Band - B

- Period Mid Terrace
- South Facing Rear Garden
- Three Bedroom
- In Need Of Cosmetic Updating
- Walking Distance York City Centre
- Next To A Nature Reserve
- EPC C



GROUND FLOOR: 316 sq. ft. (29.3 sq.m.) approx.

1ST FLOOR: 332 sq. ft. (30.8 sq.m.) approx.

TOTAL FLOOR AREA: 648 sq. ft. (60.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is included in the main description and part of the overall floor area and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by prospective purchasers. The vendor, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements shown have not been made and no guarantee is given as to their accuracy.



Rawdon Avenue
, York
YO10 3ST

Offers Over £220,000



A period terrace house within walking distance of York city centre, in need of cosmetic updating.

We present this deceptively spacious three bedroom mid terrace house, with large rear garden, located to the East of York, ideally positioned for access to St Nicholas Fields Nature Reserve, varied local amenities and commuter links.

Offered with no forward chain, the accommodation in brief consists of an entrance hallway and front to back breakfast kitchen, leading to the living room with open fire place. To the first floor, are three well appointed bedrooms and a three piece family bathroom.

Externally, the property is set on a good sized plot, benefitting from a south facing rear garden with patio area and a brick built outbuilding. To the front is a yard with the opportunity to create off street parking subject to the necessary permissions.

Council Tax Band- B

