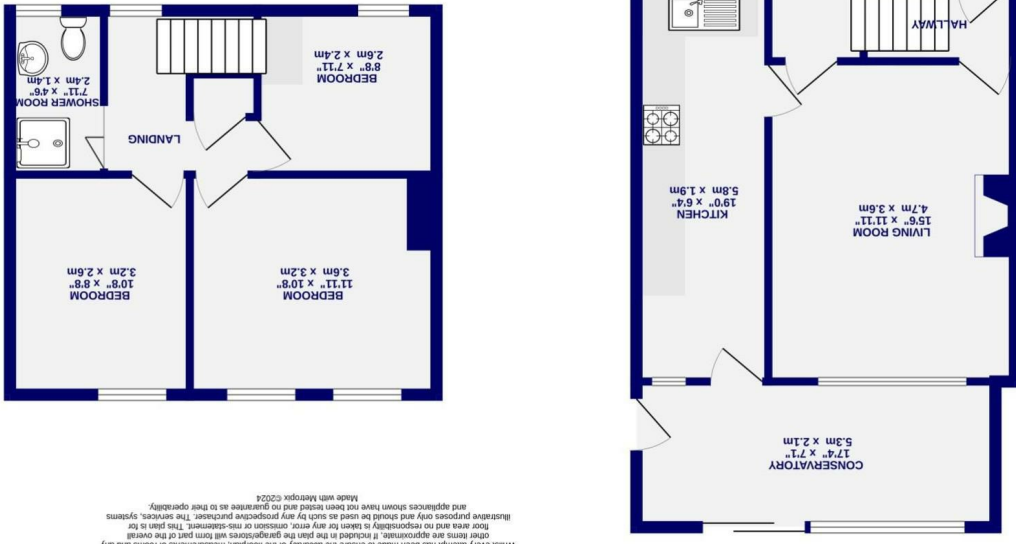


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Fifth Avenue , York YO31 0PN

Freehold
Council Tax Band - B

- Mid Terraced Home
- Three Bedrooms
- Sought After Location
- Rear Garden
- Driveway Parking
- Popular Residential Location
- Ideal First Home
- EPC - C



TOTAL FLOOR AREA: 552 sq. ft. (79.2 sqm.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas and appliances shown have not been tested and no guarantee as to their operability.
 Measurements are given in metres and should be used as a guide only. The vendor, agents and Ashtons accept no responsibility for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only.



Fifth Avenue

, York

YO31 0PN

£240,000

 3  1

Situated to the East of York, this spacious property offers convenient access to both York city center and the amenities of Heworth village, as well as the attractions of Vangarde retail park. Having served as a cherished family home, it now presents an opportunity for a new owner to personalise and make their own mark.

Internally, the property features an entrance hall, a generously sized lounge, and a modern fitted kitchen equipped with a range of wall and base units, complemented by stylish tiled flooring. Adding to the ground floor space is a substantial conservatory, providing a seamless connection to the garden. Upstairs, three well-proportioned bedrooms and a shower room complete the accommodation.

Outside, the property boasts generous gardens featuring lawns, a patio area, and outbuildings, offering ample space for outdoor activities and relaxation. A sizable driveway at the front provides parking for two cars.

With its versatile layout and desirable location, this property is sure to attract a variety of potential buyers. Early viewing is highly recommended to avoid missing out on this opportunity.

Council Tax Band B

