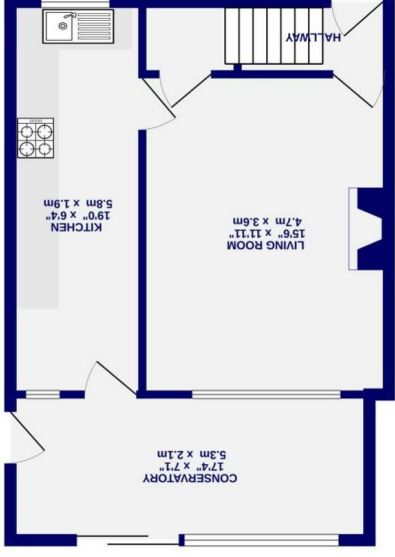
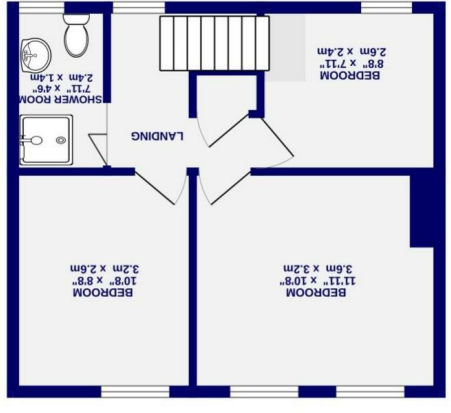


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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
- Ideal First Home
- Popular Residential Location
- Driveway Parking
- Rear Garden
- Sought After Location
- Three Bedrooms
- Mid Terraced Home
- Council Tax Band - B
- Freehold

Fifth Avenue, York, YO31 0PN



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 dimensions shown have not been used and no guarantee is given as to their accuracy.
 Measurements shown are for the internal area of the property and do not include the area of the garden, driveway, or any other areas not shown. It is the purchaser's responsibility to check the accuracy of the floorplans and any dimensions shown. The floorplans are provided as a guide only and should not be relied upon as a statement of fact.



Fifth Avenue

, York

YO31 0PN

£240,000



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

