



Dodsworth Avenue
, York
YO31 8UF

£295,000



Located to the east of York and within close proximity of York city centre, train station and all of the local amenities Huntington and Heworth have to offer, is this beautifully presented townhouse. Immaculately presented throughout, this property offers open plan living on the ground floor, making it perfect for families or those who enjoy hosting.

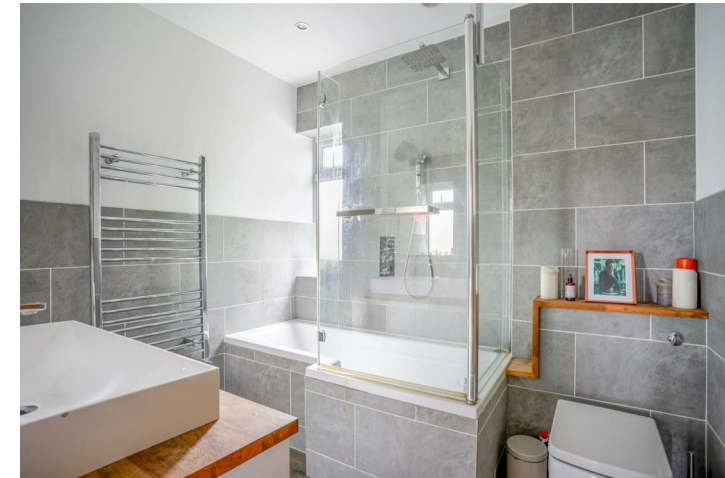
Internally the property offers an entrance hall which leads into the open plan kitchen living diner. Immaculately presented, the kitchen offers an array of shaker style wall and base units, all of which are complimented by stunning Quartz worktops with a herringbone tile splash back behind the hob. Wood effect flooring leads into the living space which is bathed in natural light through the French doors that open into the garden. Conveniently, off this space is a utility room and w.c.

On the first floor are three well proportioned bedrooms and a stunning three piece bathroom.

Externally is a generous rear garden with consists mainly of lawn and also a patio area for outdoor seating. There is also a brick built outbuilding for storage. To the front of the property is a gravel space that can be utilised for some parking, although the kerb is not dropped to the road.

A stunning home located within a convenient and popular location, early viewing is highly recommended.

Council Tax Band: B



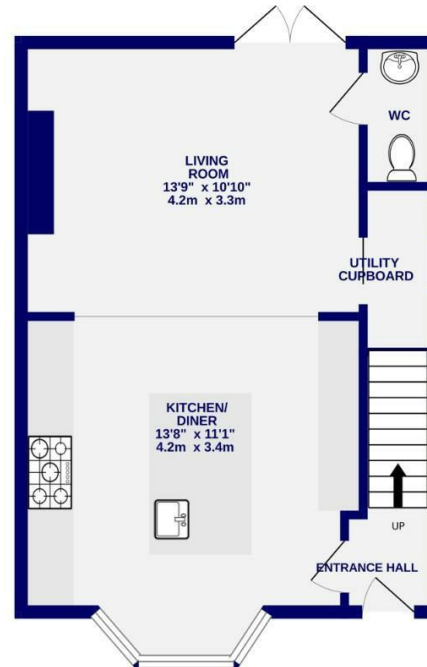


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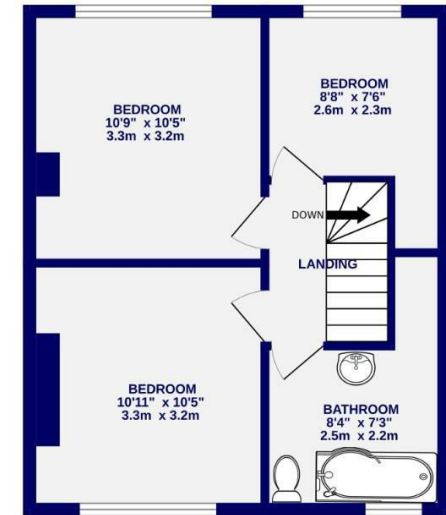
Freehold
Council Tax Band - B

- Mid Townhouse
- Three Bedrooms
- Open Plan Kitchen Living Diner
- First Floor Bathroom & Ground Floor W.C
- Utility Space
- Generous Rear Garden
- Popular Residential Area
- EPC - C

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/sheds will form part of the overall floor area 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.
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