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Penyghent Avenue, York, YO31 0QJ
 Freehold
 Council Tax Band - C

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended To Create Ground Floor W.C
- Popular Residential Area
- Garage & Driveway
- Offered With No Onward Chain
- EPC - C



TOTAL FLOOR AREA: 887 sq. ft. (82.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and not rely on the figures given. The vendor, Ashtons, does not accept any liability for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The vendor, Ashtons, and appliances shown have not been tested and no guarantee is given as to their operability. Plans made with laserplan 5.022k



Penyghent Avenue
, York
YO31 0QJ

£325,000



Positioned to the east of York and within the popular residential area of Burnholme, is this three bedroom semi detached home. Offered with no onward chain, this property has been a much loved home over the years and is well maintained throughout, allowing it to be moved into straight away yet with the opportunity for further development (subject to the necessary planning permissions). Given the properties position relative to the city, this home is ideal for anyone who needs regular access to York city centre or train station, and lies within catchment of a variety of local primary and secondary schools.

Internally the property offers an extended entrance hall which leads into two, open plan, reception rooms. Benefitting from a large bay window to the front, this space is often illuminated by natural light throughout the day. Next door is the fitted kitchen with which offers a good amount of storage and worktop space. The entrance hall has been extended by the current owners to not only create more space, but also a convenient w.c.

On the first floor are three well proportioned bedrooms, a bathroom and separate w.c.

Outside can be found a single detached garage with power, which is positioned in front of the driveway. To the rear is the charming and mature garden which consists mainly of lawn and also features a patio area as well as flower beds, along with a summer house which has power.

Offered with no onward chain and sure to be popular, early viewing is highly recommended.

Council Tax Band- C

