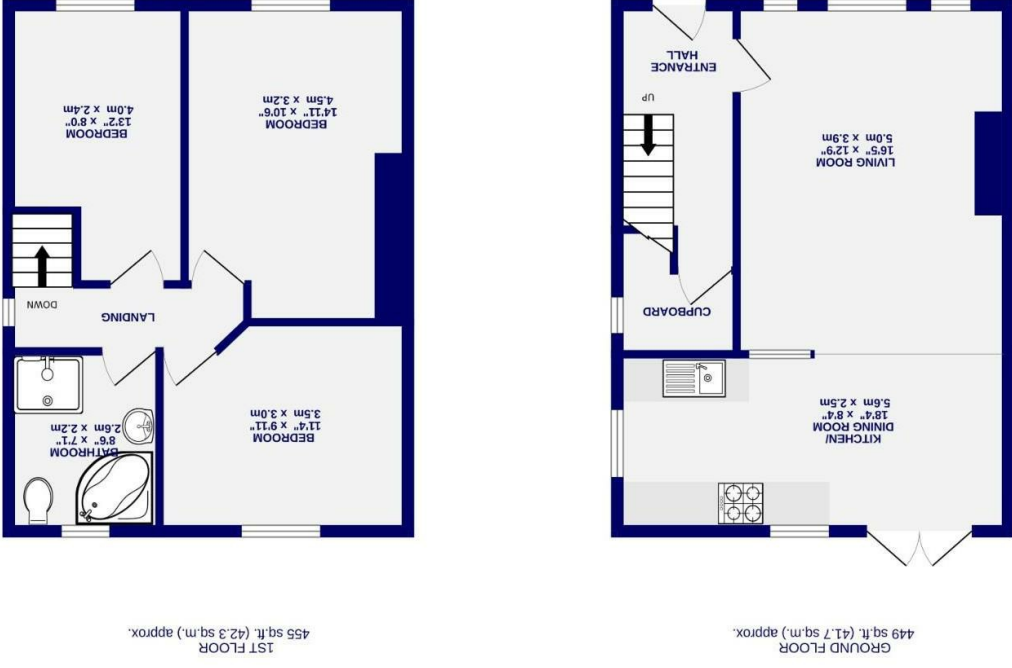


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Seventh Avenue, York, YO31 0TZ

Freehold  
Council Tax Band - B

- Large End Town House
- 3 Bedrooms
- Large Living Room & Dining Area
- In Need of Some Cosmetic Updating
- Mature Gardens
- Off Street Parking
- EPC - D



TOTAL FLOOR AREA: 904 sq. ft. (84.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that purchasers obtain their own measurements of the property. The plan is for illustrative purposes only and should be used as a guide only. The services, appliances, equipment and fixtures shown have not been tested and no guarantee is given as to their operation. Make your own enquiries.



Seventh Avenue  
, York  
YO31 0TZ

£250,000



Situated in this popular and convenient location this large three bedroom end town house which occupies a large plot in this attractive location. The property is in need of some cosmetic updating to take full advantage of the superb location.

The accommodation allows for three good size bedrooms as well as living room, dining area and kitchen. There are large mature gardens to the rear as well as off street parking to the front.

A great opportunity to acquire a larger end town house at a realistic price.

Council Tax Band- B

