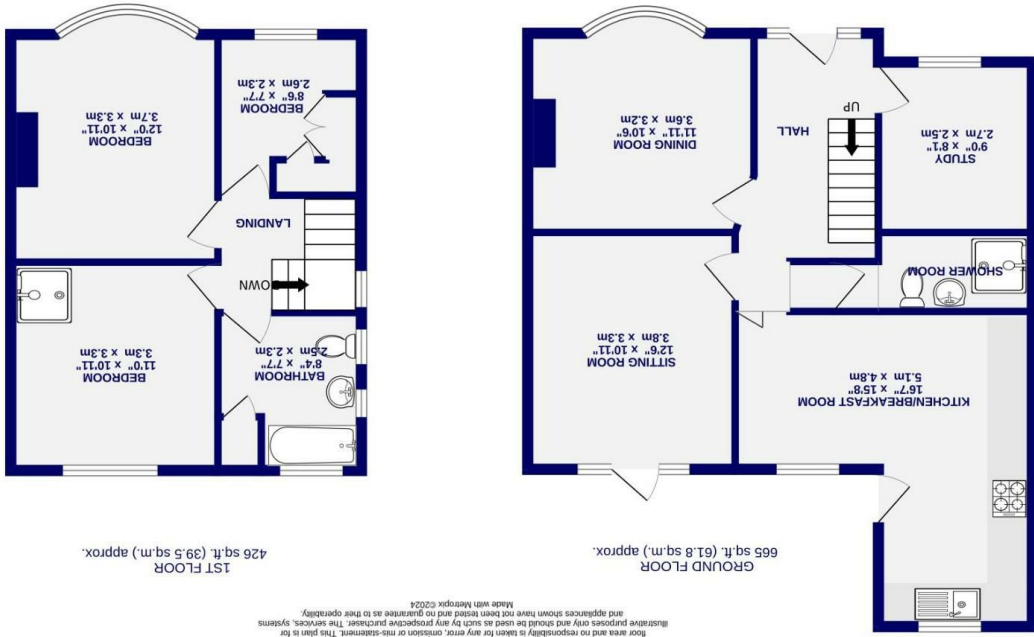


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- EPC - D
- Fitted As A Dressing Room
- Three Bedrooms (One Currently Bathed & Shower Room
- "L" Shaped Dining Kitchen
- Two Reception Rooms & Study
- Gardens With Open Rear Aspect
- Traditional Extended Semi Detached House

Freehold
Council Tax Band - C

Elmfield Avenue , York YO31 9LX



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.
 Where every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is the purchaser's responsibility to check the accuracy of the measurements.
 Floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should satisfy themselves by inspection and appliances shown have not been tested and no guarantee as to their operation.
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Elmfield Avenue

, York

YO31 9LX

Offers In Excess Of
£375 000

 3  2

This large semi detached house has two major advantages over most other semi detached houses in the area. One is the fact that it is already extended to the side and rear adding an office/study as well as a large dining kitchen and shower room. The other is the fantastic open aspect to the rear, overlooking the neatly manicured grounds of the golf course, yet still so close to the city centre.

That being said there is still scope for further extension to the rear or upper floors to take full advantage of this superb position, less than 1.5 miles from the city centre and close to Monks Cross/Vanguard shopping centre and the A64.

Early viewing is essential.

Council Tax Band - C

