



- End Townhouse
- Potential For Extension (STPP)
- Generous Plot

- Three Bedrooms
- Sought After Residential Area
- EPC - D

Located in the popular residential area of Clifton, which is positioned to the north west of York city centre, is this end townhouse offering spacious accommodation throughout.

Ashton Avenue is positioned close by to Crichton Avenue and therefore benefits from regular commuter links to York city centre and train station, whilst being a short distance away from Clifton Moor Shopping Park.

In brief, the property offers an entrance hall, reception room, kitchen diner and two built in cupboards on the ground floor. On the second floor are three well proportioned bedrooms, a landing and three piece family bathroom.

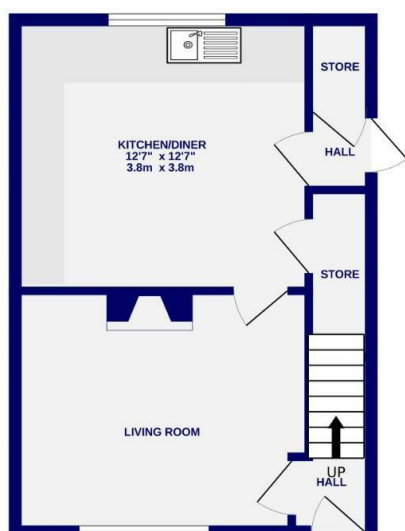
Set on a generous plot, this property offers the option for extension and driveway parking, subject to the relevant planning permissions.

Sure to be popular on the open market, early viewing is highly recommended.

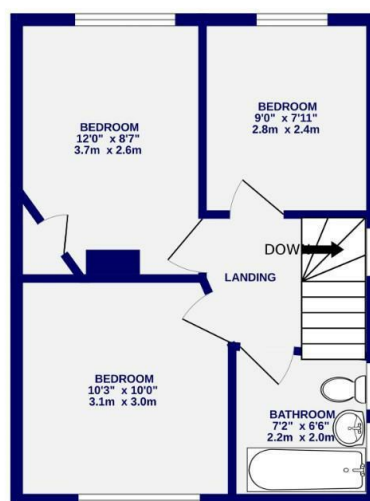
Council Tax Band - B



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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. It is included in the plan the garages/stones 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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