

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.

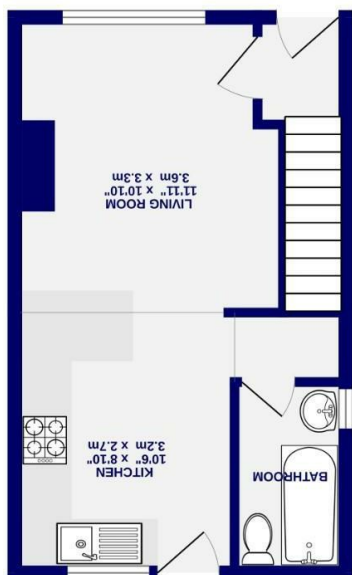
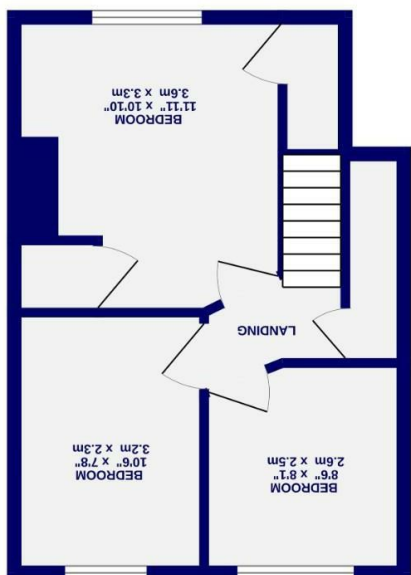
Roche Avenue, York, YO31 9BB

Freehold
Council Tax Band - A

- Mid-Terraced Property
- No Onward Chain
- Three Bedrooms
- Open Plan Living Space
- Recently Modernised Kitchen
- Off Street Parking
- Large Garden
- EPC - C

This plan was prepared by the agent and is not a legal document. It is intended to show the general layout of the property and is not to be used as a guide for any specific purpose. The agent does not warrant the accuracy of the measurements and any other details shown on this plan. The agent is not responsible for any errors or omissions in this plan. The agent is not responsible for any damage to the property or any other loss or injury. The agent is not responsible for any other matters mentioned in this plan. The agent is not responsible for any other matters mentioned in this plan.

Made with Metropix 5000



TOTAL FLOOR AREA: 638 sq. ft. (59.3 sq.m.) approx.



Roche Avenue
, York
YO31 9BB

£210,000



A great opportunity to acquire a mid-townhouse in the popular residential area of Huntington, which is positioned to the north of York. Surrounded by a wealth of local amenities including shops, eateries and cafes, the property is ideally placed for schooling and quick access to York city centre by foot or bus from Huntington Road. Offering plenty of space within the property, this three bedroom home also has a larger than average rear garden and driveway for off street parking.

Internally the property comprises an entrance hall which leads into an open plan living room/kitchen. Recently decorated with new flooring laid, this room is bright and airy and offers plenty of space. Set to the rear of the property is the recently modernised kitchen with high gloss wall and base units, which provide ample storage, and stylish worktops. The appliances are integrated with dishwasher, fridge/freezer, microwave and electric oven with gas hob. Finally, there is a three piece bathroom which benefits from a freestanding bath to shower and easy to clean wall panels that completes the ground floor accommodation. Upstairs are three well proportioned bedrooms.

Outside is a driveway providing off street parking and an impressive garden to the rear which has been well maintained. There is also an outbuilding for storage. The property also has solar panels which are owned by the vendor.

Offered with no onward chain, viewing is highly recommended.

Council Tax Band - A

