Snoths

property on behalf of the vendor.

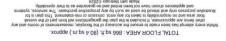
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 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

- EbC-D
- No Onward Chain
- Well Presented Throughout
  - · Garage & Driveway
- Sought After Residential Area
  - Two Reception Rooms
    - Three Bedrooms
  - Semi Detached House

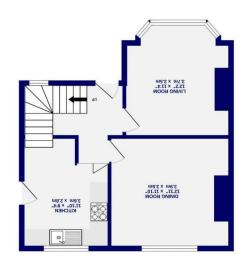
O - bned xeT lionuoO Freehold

YO31 OXL

, York Fifth Avenue







GROUND FLOOR 441 sq.ft. (40.9 sq.m.) approx.





## Fifth Avenue , York YO31 OXL

£375,000



3



Located in the popular residential area of Heworth, which is positioned to the east of York, is this immaculate three bedroom semi detached property. Updated to a high standard throughout, this property is offered with no onward chain and is ready to move into. Fifth Avenue is located within close proximity of York city centre and train station, as well as the more immediate amenities that Heworth has to offer, including those on East Parade and Foss Islands Road.

Internally, the property offers an entrance hall which leads into two well proportioned reception rooms, with the living room enjoying a large bay window overlooking the front aspect of the property. The dining room offers French doors that open out to the low maintenance rear garden. Finally, the ground floor accommodation is completed by the fitted kitchen which offers a range of modern wall and base units, with plenty of space for a causal dining area or additional furniture.

On the first floor are three well proportioned bedrooms, with a modern family bathroom.

Outside the property offers a low maintenance garden to the rear which is private in nature due to tall hedge boundaries. Driveway parking is to the side and front of the property and leads up to the single detached garage for additional parking and storage.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C



















