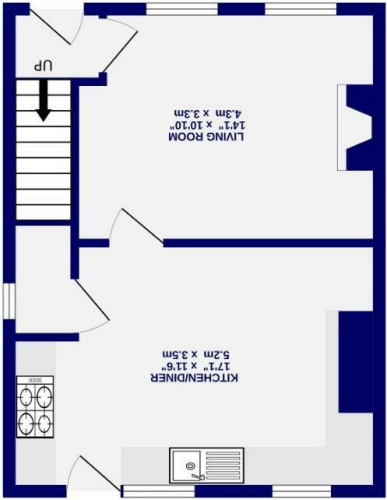
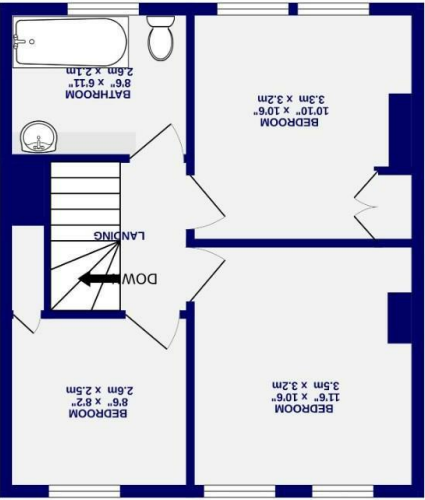


Lucas Avenue  
, York  
YO30 6HL

- Freehold  
Council Tax Band - B
- Mid Terraced Home
  - No Onward Chain
  - Walking Distance To City Centre
  - Three Bedrooms
  - Kitchen/Diner
  - Room For Improvement
  - Off Street Parking
  - EPC - D



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This data is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee as to their capability.

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 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.



Lucas Avenue  
, York  
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£270,000

 3  1

This very well presented three bedroom mid terrace is located just off Burton Stone Lane and enjoys easy access to York city centre, hospital, local schools, shops, and amenities. The property is offered without an onward chain and provides the perfect space for someone to make their own.

The front door opens into an entrance hall which has stairs to the first floor and a door into an excellent lounge with living flame gas fire inset to modern surround and a door into a spacious bright airy dining kitchen fitted with a good range of modern units, fitted range, spaces for an American style fridge freezer, washing machine and tumble dyer, and doors to an under stairs pantry and rear garden.

To the first floor, there are two double bedrooms and a good size single. There is useful cupboard storage to bedroom two and three and an enclosed corridor between bedroom three and the bathroom which could be opened up for extra storage. The house bathroom is in need of modernising but currently has a modern suite which features a large fitted vanity basin unit and a shower over the bath.

Outside, there is an enclosed newly laid gravelled driveway to the front. A covered passageway leads to an attractive enclosed rear garden with lawn, paved patio, planted border, brick and garden sheds which is enclosed by fencing.

Priced competitively, early viewing is highly recommended.

Council Tax - B

