





The Avenue  
York,  
YO30 6AS

£725,000

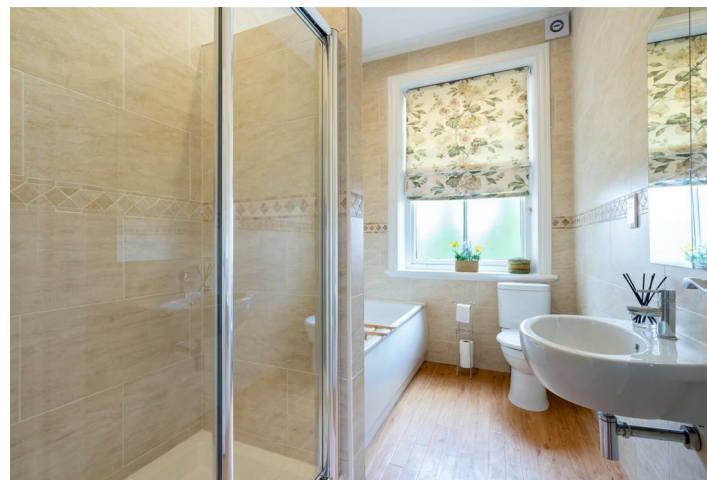
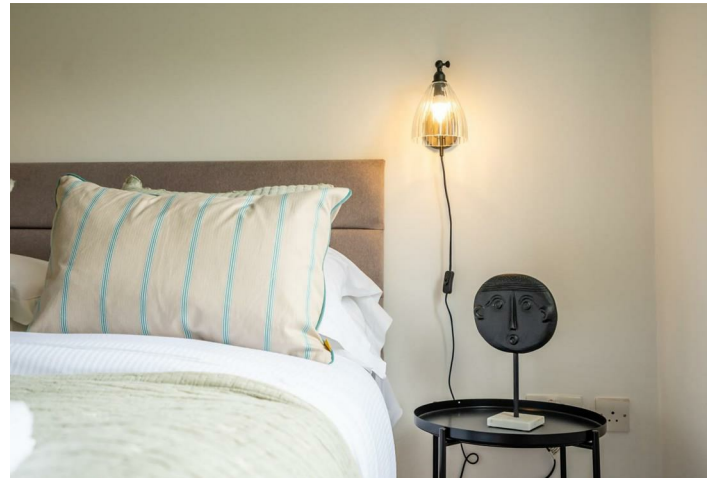


Offered with no onward chain; this three storey townhouse with driveway is set in one of the most desirable addresses in York and is sure to appeal to a range of purchasers, especially those with children at the highly regarded after St Peters School.

Located along this most attractive tree-lined street just off Bootham, only a short walk to York Minster and the city centre through the museum gardens or via the riverside.

The four bedroom townhouse has planning permission to add roof dormers and a basement living space (20/00236/FUL) offering enormous potential for the next owner to grow into the property. The front entrance hallway leads to the breakfast kitchen area, featuring beautiful Georgian windows bathing the space with natural light. To the rear of the property is a living room with views onto the wonderful west facing garden which benefits from afternoon sunshine. The floors above offer four spacious bedrooms, two en-suite bathrooms and a family bathroom.

Externally, the property has a front driveway and wonderful west facing rear garden with lawn and patio area.







# The Avenue York, YO30 6AS

Freehold  
Council Tax Band - E

- Three Storey Townhouse
- Sought After Location
- Four Bedrooms
- Driveway Parking
- Luxury Dining Kitchen
- Rear Garden
- EPC D



TOTAL FLOOR AREA: 1543 sq.ft. (143.4 sq.m.) approx.

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