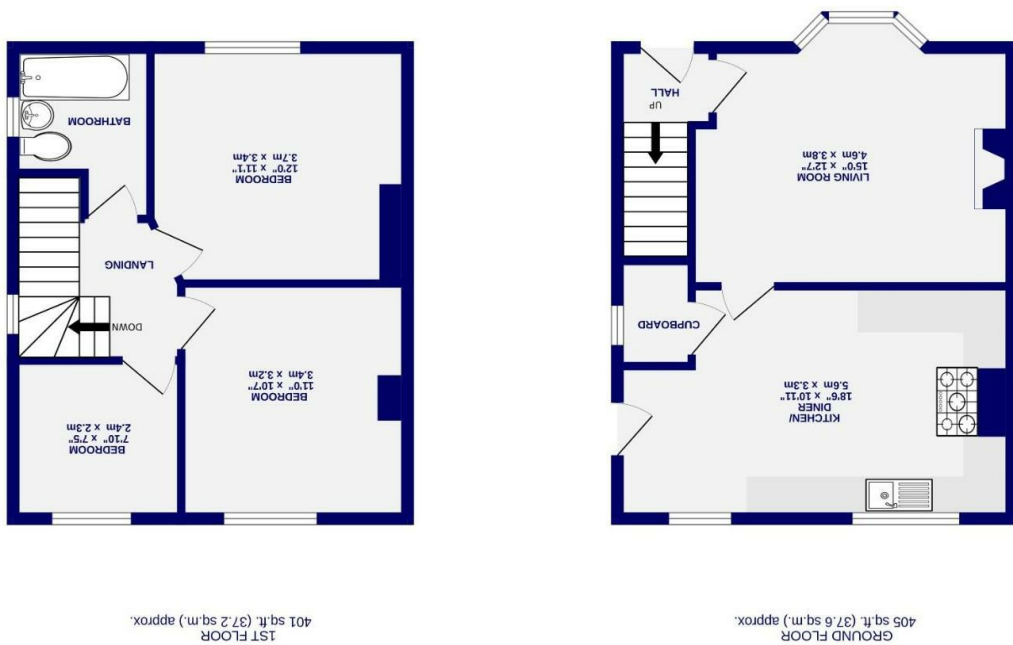


- Rowntree Avenue,
York
YO30 6HD



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, York
YO30 6HD

£270,000

3 1

Situated in the popular residential area of Clifton, just a short distance from York city centre and offering excellent access to both the train station and major road links, this three-bedroom townhouse is an ideal first-time buy or investment opportunity. Occupying a generously sized corner plot, the property provides fantastic potential for extension or further development, and is offered to the market with no onward chain.

The ground floor features an entrance hall leading into a bright and welcoming reception room at the front of the home. A large front-facing window fills the space with natural light, highlighting features such as the fireplace recess and floating shelf. To the rear, the kitchen diner is fitted with a range of wall and base units, offering ample storage and worktop space, along with room for freestanding appliances and a dining area.

Upstairs, a spacious landing provides access to three well-proportioned bedrooms and a family bathroom complete with a three-piece suite.

Externally, the property boasts a wraparound plot extending to two sides, presenting significant scope for extension (subject to planning). The garden is designed for low maintenance, incorporating a mix of lawn and patio areas. To the rear, a double garage provides valuable storage or the potential to be converted into a home office or studio.

Given its size, location, and potential, this property is expected to generate strong interest—early viewing is highly recommended.

Council Tax Band- B

