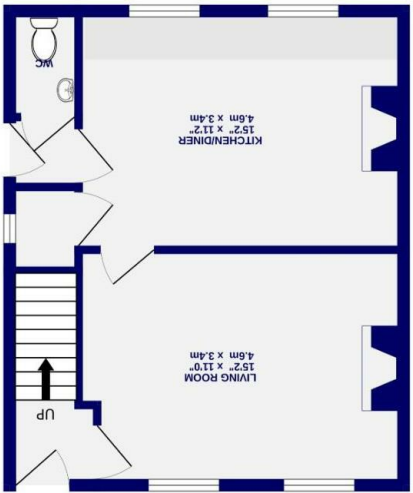


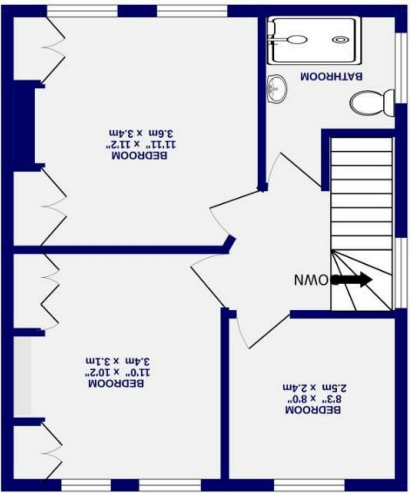
Rowntree Avenue  
Clifton, York  
YO30 6HQ

Freehold  
Council Tax Band - B

- End Townhouse
- Three Bedrooms
- Bathroom & Ground Floor W.C
- Driveway Parking
- Generous Plot
- Well Maintained Throughout
- No Onward Chain
- EPC TBC



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of the rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Measurements are taken with laser measures.

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.



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£270,000

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Located in the ever popular residential area of Clifton, just to the north of York, is this well presented townhouse. A much loved home for several decades, the property has been well maintained throughout and also offers fantastic potential for further development, subject to the necessary planning permissions. Rowntree Avenue is a sought after location due to its close proximity to York city centre, York Hospital, and the train station, making it ideal for a range of buyers including commuters, families, and investors.

Internally, the property briefly comprises an entrance hall leading through to a well proportioned reception room situated at the front of the home. To the rear sits the kitchen, which offers ample storage via a range of wall and base units, a panelled ceiling, space for a dining table, and access to a useful pantry. There is also a convenient downstairs WC.

To the first floor are two generously sized double bedrooms, a single bedroom, a spacious landing, and a three piece family bathroom.

Positioned on a spacious plot, the property benefits from front and rear gardens, with the rear garden predominantly laid to lawn and featuring established flowerbeds and decking areas, all enclosed by fenced boundaries. A garage/storage space at the rear also offers further functionality or potential for hobby or utility use.

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

Council Tax Band - B

