



De Grey Terrace
Avenue Road, York
YO30 6AY

£275,000



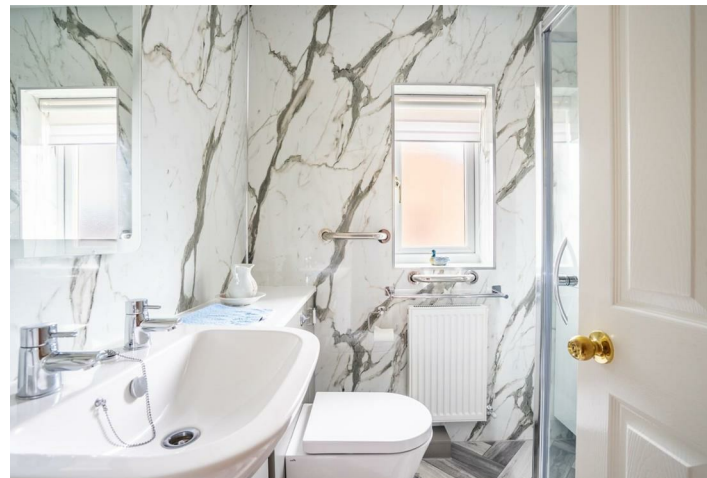
Situated just off Bootham in an exclusive residential development is this well maintained two bedroom townhouse, ideally located within walking distance of York city centre, the train station, and the wide range of amenities available on Burton Stone Lane. A much loved home for many years, this property now offers an exciting opportunity for first time buyers or owner occupiers to modernise and make it their own.

The accommodation begins with an entrance hall leading into the generously sized lounge at the rear. This bright and inviting space provides ample room for a variety of furniture layouts and opens into a south facing conservatory, which overlooks the attractive courtyard style garden ideal for relaxing or entertaining. At the front of the home is the fitted kitchen, offering plenty of storage, worktop space, and room for freestanding appliances.

Upstairs, the property offers two well proportioned double bedrooms, both with built in storage, and a stylish three piece shower room accessed from the landing.

Externally, the property benefits from a small front garden and a beautifully landscaped, low maintenance rear garden with a sunny south facing aspect. The thoughtful design of the development also allows for the potential use of part of the rear garden as off street parking, if desired.

Offered with no onward chain, this charming townhouse in a sought after location is not to be missed- early viewing is highly recommended.





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Freehold
Council Tax Band -

- End Townhouse
- Two Bedrooms
- First Floor Bathroom
- Conservatory
- South Facing Rear Garden
- Short Distance To CC & Train Station
- No Onward Chain
- EPC D



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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