

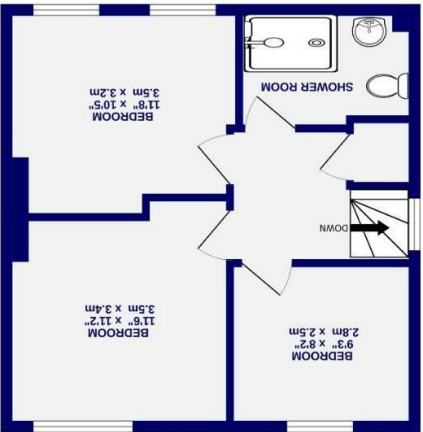
Etty Avenue
, York
YO10 3TL

Freehold
Council Tax Band - B

- End Terrace Family Home
- Three Bedrooms
- Kitchen Overlooking The Garden
- Downstairs WC
- Sun Room With Garden Access
- Driveway For Multiple Cars
- EPC C



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you obtain your own measurements. The 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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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 as a guide 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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£230,000

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A well-presented three-bedroom family home, ideally located with convenient access to York city centre and a wide range of local amenities.

Upon entering the property, the hallway leads to the first floor with the living room positioned to the front. This generous space benefits from two windows, allowing natural light to flood in and creating a bright, welcoming feel. The kitchen is fitted with a range of wall and base units, and has lovely views of the garden.. From here, a rear hallway provides access to a ground-floor W.C., a useful storage cupboard, and a sun room that overlooks the garden and gives direct access.

To the first floor, there are three generous size bedrooms together with a shower room, complete with W.C., sink, and an accessible shower/wet room.

Externally, the property offers a driveway to the front providing off-street parking for multiple vehicles. Gated access at the side leads to the rear garden, which is mainly laid to lawn, with established plants, and a patio seating area. A brick-built store completes the exterior.

This property would make a fantastic family home and a viewing is highly recommended to appreciate the space and potential on offer.

This freehold property is of steel frame construction, which is something to check with your lender if a mortgage is required. We would strongly recommend arranging a viewing at the earliest opportunity to avoid disappointment.

Council Tax Band B

