



# Spalding Avenue , York YO30 6JL

£250,000



Located within the popular residential area of Clifton, just north of York city centre, is this two-bedroom end-townhouse occupying a particularly generous plot. Offering excellent potential for further extension (subject to the relevant planning permissions). The property is perfectly suited to both first-time buyers and investors, making an excellent starter home or investment opportunity. Spalding Avenue benefits from a range of nearby local amenities, including convenience stores, eateries, and regular bus services providing easy access to York city centre and the railway station.

Internally, the accommodation comprises an entrance hall leading into a spacious reception room, which enjoys elevated views from a large front-facing window, allowing natural light to flood the space. To the rear is a modern, generously sized kitchen, fitted with an array of stylish wall and base units, a full-height pantry providing excellent storage, generous worktop space, and room for freestanding appliances. Off the kitchen is a conservatory with underfloor heating, providing a versatile space that can be used as a dining area or a cosy snug, with views over the garden. Conveniently, the ground floor also benefits from a downstairs WC and shower room.

To the first floor is a small landing providing access to two double bedrooms. The front bedroom, which is the larger of the two, benefits from built-in storage via an over-stairs cupboard. Completing the internal accommodation is a modern, recently updated three-piece family bathroom, fitted with a shower over the bath.

Externally, the property sits on a larger-than-average plot, offering a generous rear garden mainly laid to lawn with patio areas and several storage sheds. To the front is a brick-paved driveway providing off-street parking for multiple vehicles.

In summary, this is a wonderful property and early viewing is highly recommended.

Council Tax Band B





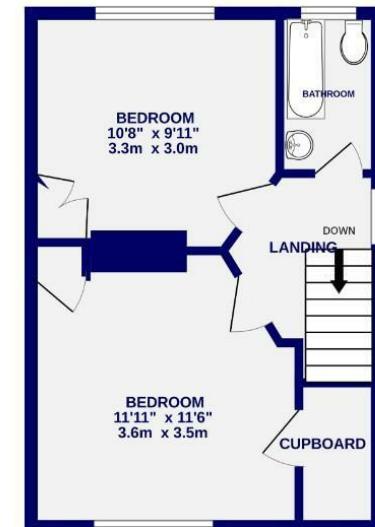
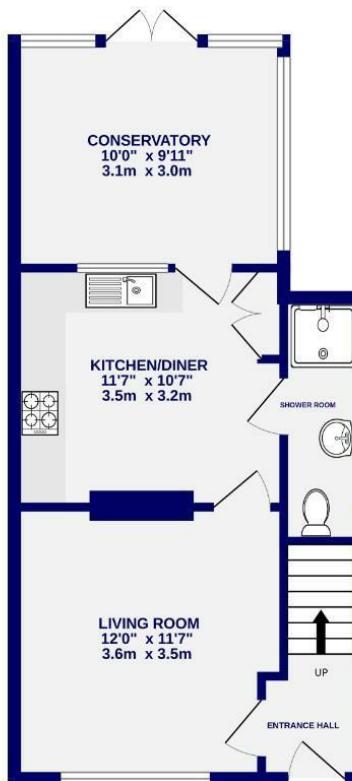
# Spalding Avenue , York YO30 6JL

Freehold  
Council Tax Band - B

- Two Bedroom End Terrace
- Modern Kitchen With Pantry
- Conservatory
- Bright Living Room
- Downstair WC & Shower Room
- Generous Garden Plot
- Brick Driveway For Multiple Cars
- Sought After Location
- EPC TBC

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any distances are approximate. The floorplan is a general guide to the layout of the property and is not to scale. No floor area or room responsibility is taken for any errors, omissions or misdescription. 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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