

LANCASTER
SAMMS

37 Lesley Avenue, York

York

£230,000



A two bedroom mid terrace house offered with the convenience of vacant possession and no onward chain. The property offers great potential and would benefit from a full programme of modernisations and renovations.

The property opens at the front into a welcoming hallway with access to the lounge with bay front window and fireplace offering a focal point, and kitchen with running water and spaces for key appliances. Accessed from both kitchen and lounge is a garden room which spans the width of the house.

Stairs from the entrance hallway lead to a first floor landing with two bedrooms including the Master with generous proportions and dual aspect light. A shower room with toilet and wash basin completes the internal accommodation.

Externally, to the front is off road parking for one vehicle (or two smaller vehicles). To the rear is a nice sized garden with flagstone patio area, lawn, gravel area, hedged borders and garden shed.

In summary, a two bedroom mid terrace house which would benefit from modernisation

LOCATION

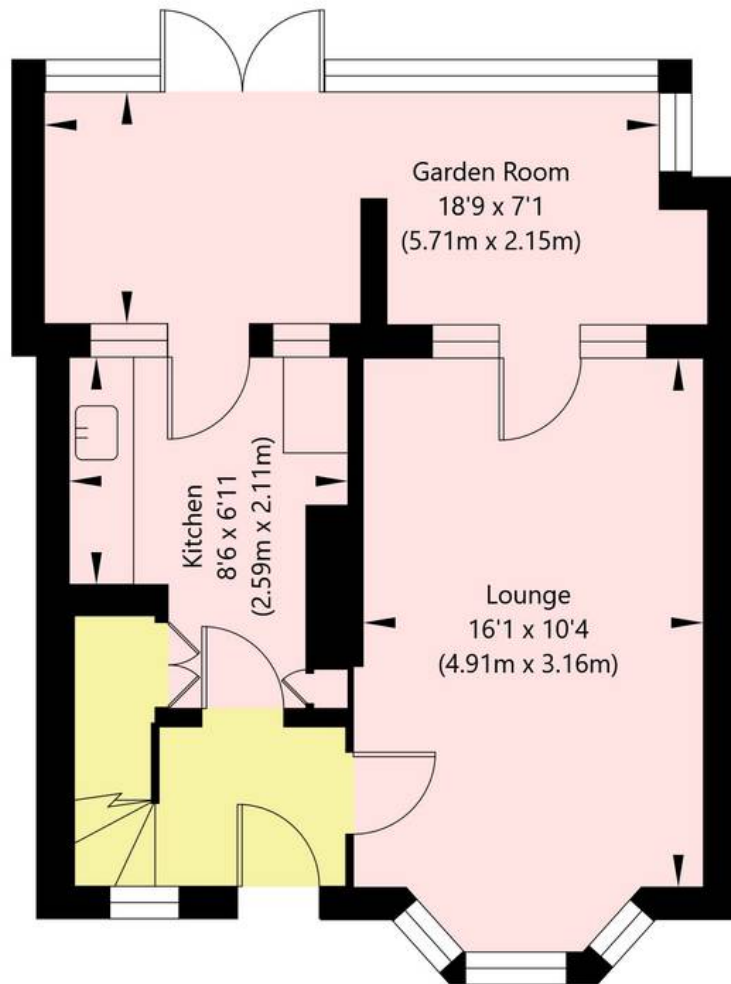
Fulford offers a thriving mix of shops, restaurants, bars and amenities, with the McArthur Glen Shopping Outlet and A64 within a mile further south. The property is in the catchment for the highly regarded Fulford Secondary School and the University of York is also within easy reach. There is also a highly rated Golf Club.



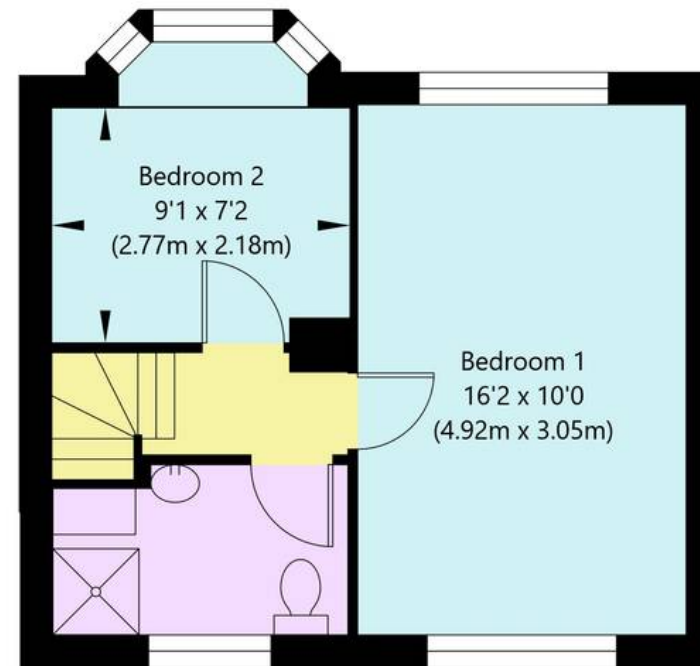




Lesley Avenue, Fulford, York, YO10 4JR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 478 SQ FT / 44.38 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 311 SQ FT / 28.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 789 SQ FT / 73.26 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025





Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS