







Cosmo Avenue, York, YO31 0SU

- Three Bedroom Terrace
- Spacious Kitchen Diner
- Attractive Rear Garden
- Well Maintained Throughout
- Off Street Parking
- Council Tax Band B

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HERE TO GET *you* THERE

Asking Price £270,000

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DESCRIPTION

A well-maintained three-bedroom terraced home offering spacious, well-presented accommodation, a generous rear garden, and off-street parking to the front.

The property is entered via a welcoming hallway leading into a comfortable bay-fronted living room, providing a bright and cosy reception space. To the rear is a spacious kitchen/dining room, fitted with modern units, integrated cooking appliances and ample space for a dining table, creating an ideal everyday living and entertaining area. French doors open directly onto the rear garden.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom suitable as a home office or nursery. The accommodation is served by a modern family bathroom fitted with a white suite and shower over the bath.

Externally, the property enjoys a low-maintenance frontage with off-street parking. To the rear is an attractive enclosed garden, mainly laid to lawn with planted borders, patio seating areas and useful garden storage—an excellent space for relaxing or entertaining.

Cosmo Avenue is a popular residential location, well placed for access to York city centre, local shops, schools and amenities, making this an appealing option for first-time buyers, families or those seeking a well-cared-for home in a convenient position.







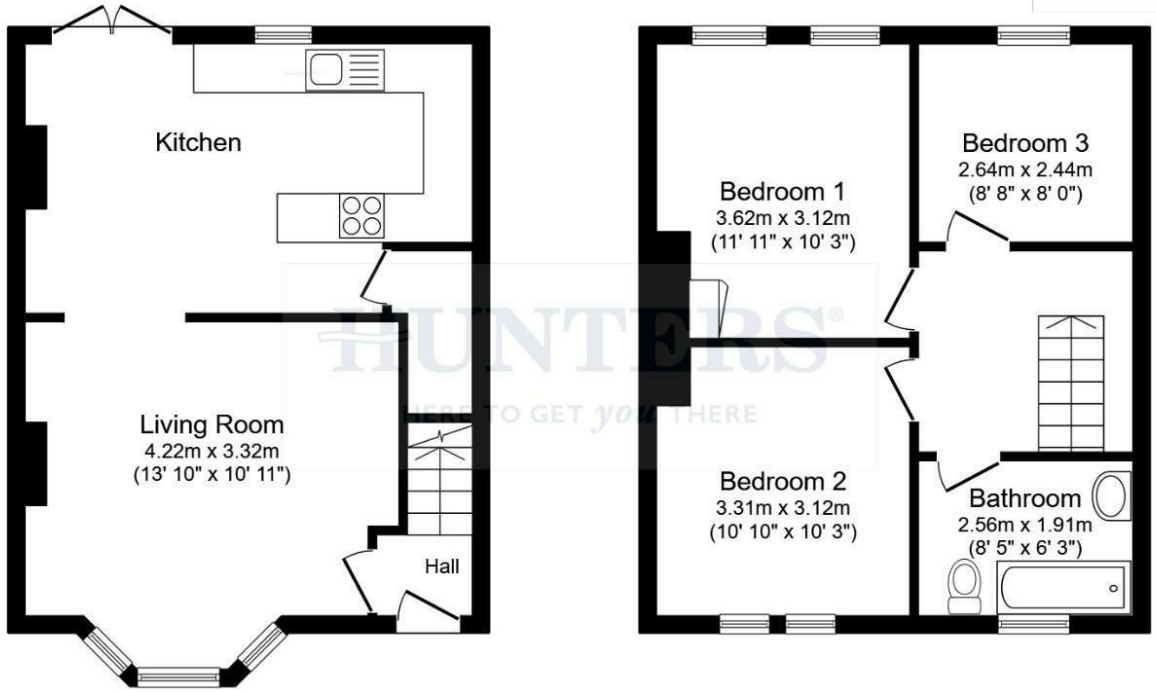












Ground Floor **First Floor**

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

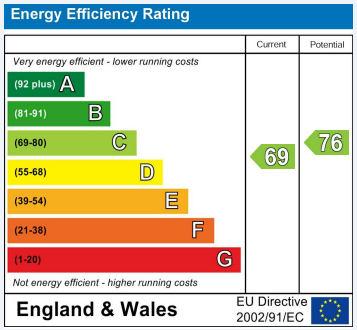
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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