



**Asquith Avenue
York, YO31 0PZ**

Guide Price £265,000

Gao
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MAIN FEATURES:

- Well Presented Mid Terrace House Arranged over Three Floors
- Fitted Kitchen
- Lounge/Diner
- Ground Floor Modern Bathroom/WC
- Top Floor Master Bedroom with Juliette Balcony
- Three Further Bedrooms
- Good Size Rear Garden

A fantastic opportunity to acquire this well-presented four-bedroom mid-terrace house, thoughtfully arranged over three floors and offering generous, versatile accommodation ideal for families, professionals or those seeking additional space. The ground floor features a fitted kitchen alongside a welcoming lounge/diner, providing an excellent space for everyday family life and entertaining. A modern ground-floor bathroom/WC completes the accommodation on this level. Across the upper floors are four bedrooms, with the impressive top-floor master bedroom being a particular highlight, benefiting from a Juliette balcony which brings plenty of natural light into the room. Three further bedrooms provide flexibility for family living, guests or home working. Outside, the property enjoys a good-sized rear garden, perfect for relaxing, entertaining and family activities, while off-road parking provides added everyday convenience.

Situated in the popular YO31 area of York, Asquith Avenue is well placed for local schools, shops and everyday amenities, with convenient transport links providing easy access to York city centre and surrounding areas. Nearby green spaces and recreational facilities further enhance the appeal of this established residential location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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