

Danesfort Avenue, York

£260,000

Stephensons
estate agents & chartered surveyors

Danesfort Avenue, York YO24 3AW

Est. 1871

£260,000

A well-presented three-bedroom mid-terraced home, recently refurbished throughout and ideally located within easy reach of local shops, amenities and public transport. The property also benefits from a driveway providing off-street parking.

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On entering the property, there is a spacious and welcoming living room with plenty of natural light and room for a good range of furniture. This provides a comfortable space for relaxing and entertaining.

To the rear is a modern fitted kitchen with contemporary units and space for appliances. The kitchen also benefits from useful under-stairs storage and direct access to the rear garden, making it a practical space for everyday living.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.







Tenure: Freehold
EPC Rating: C - 75
Broadband Coverage: Up to 5500* Mbps download speed
Council Tax: B - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for a family, guests or those working from home. The recently refurbished three-piece bathroom is finished with modern fittings and provides a fresh and contemporary space.

Outside, the property has a private rear garden, offering space for outdoor seating, dining or gardening. To the front, the driveway provides convenient off-street parking.

The property is well placed for access to a range of local amenities, including shops, restaurants and public transport links, making it a convenient home for those looking to be close to everything they need.

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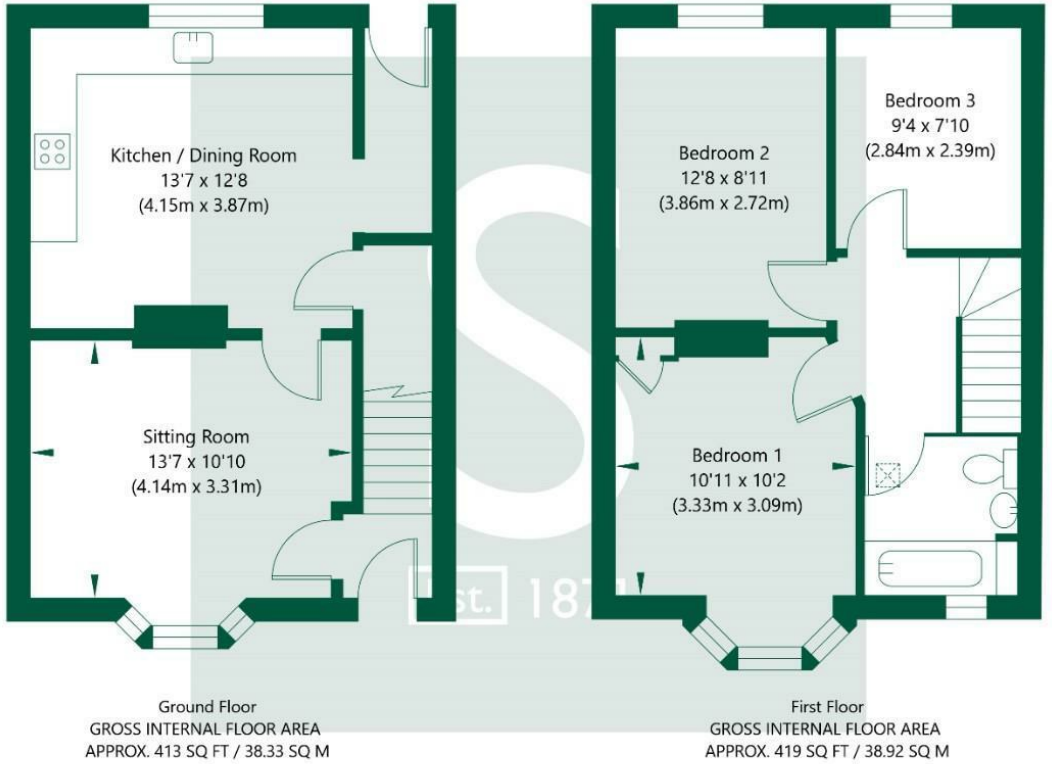
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R E F Stephenson BSc (Est Man) MRICS FAAV
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Danesfort Avenue , York, YO24 3AW



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 413 SQ FT / 38.33 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 419 SQ FT / 38.92 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 832 SQ FT / 77.25 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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