



## Burdyke Avenue, York, YO30 6JX

- End-Terrace Home
- Spacious Kitchen/Diner
- Driveway & Garage
- Clifton Green & Riverside Nearby
- Popular Clifton Location
- Council Tax Band B

**£280,000**



# Burdyke Avenue, York, YO30 6JX

## DESCRIPTION

This attractive end-terrace home offers generous living space, modern interiors and a beautifully maintained garden, positioned on Burdyke Avenue in Clifton, within easy reach of York city centre, Clifton Green and the riverside.

The ground floor features a welcoming entrance hall, a stylish living room with contemporary décor and a feature fireplace, and a spacious kitchen/diner with ample storage, integrated appliances and views over the rear garden. A useful utility store room, W.C., summerhouse and internal access to the garage provide excellent practicality for modern living.

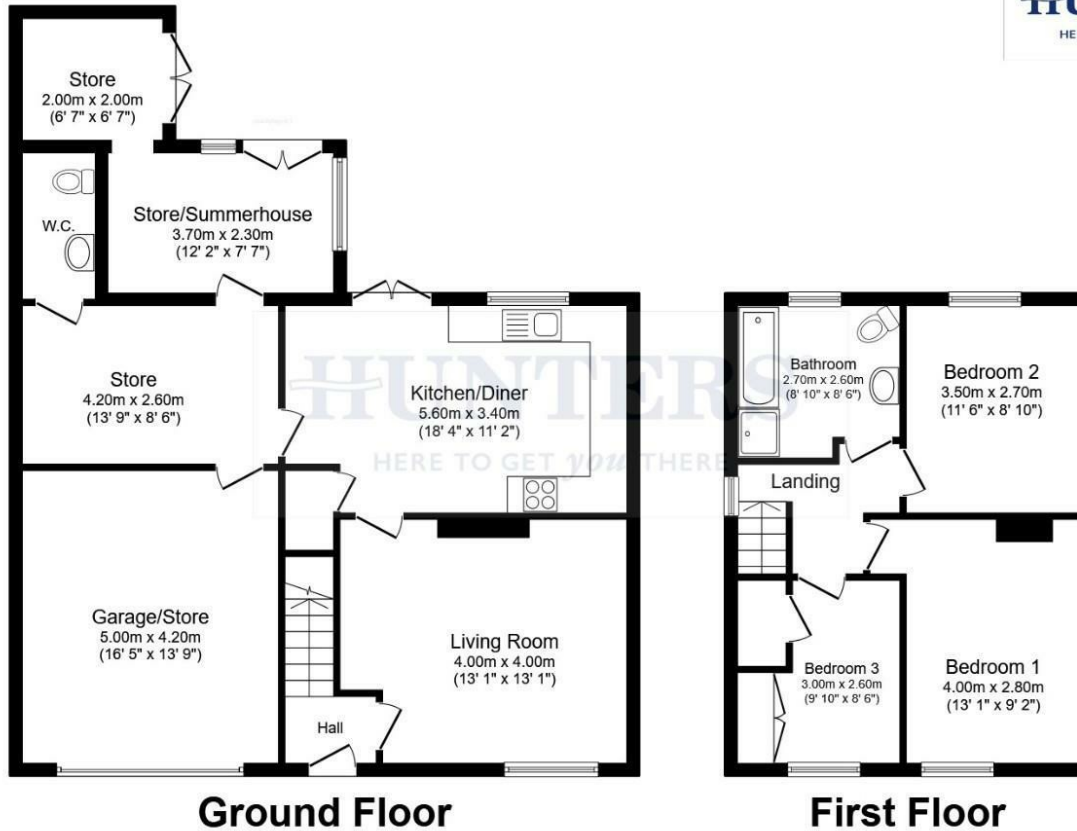
To the first floor are three well-proportioned bedrooms along with a modern four-piece bathroom, including a separate shower and bath. The layout offers flexibility for families, home-workers or those seeking guest accommodation.

Externally, the property enjoys a smart frontage with driveway parking and garage, while the rear garden is a standout feature—beautifully landscaped with seating areas, raised beds and a garden studio/shed, creating an ideal space for relaxation or entertaining.

Burdyke Avenue is ideally placed within walking distance of York city centre, Clifton Green and the riverside. The location offers excellent everyday convenience with local shops, cafés and amenities close by, along with easy access to York Station, Clifton Moor Retail Park and key routes including the A19 and A64. Well-regarded schools and nearby green spaces such as Clifton Backies and Homestead Park further enhance the appeal of this popular residential setting.







Total floor area 134.0 m<sup>2</sup> (1,443 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

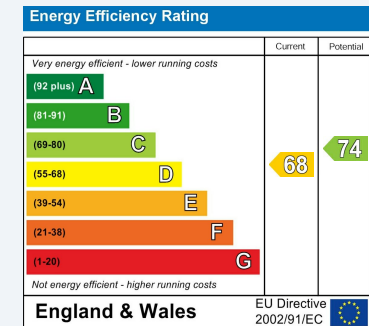
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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