



46 Constantine Avenue
York, YO10 3TA
£220,000

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SOUTH FACING REAR GARDEN - OFF STREET PARKING - TWO DOUBLE BEDROOMS

Churchills Estate Agents are delighted to offer for sale this well proportioned two bedroom end of terrace home located in this central and popular residential area served by local shops, schools and amenities, close to the city centre and the University of York. Benefitting from uPVC double glazing and gas central heating the well presented living accommodation comprises: large breakfast kitchen, sitting/dining room, rear hallway, first floor landing, two first floor double bedrooms, and three piece house bathroom. To the outside is a gravelled front driveway providing ample off-street parking and the potential for electric car charging, secure side garden and south-facing rear lawned garden with sitting areas, outside power, brick store, fence and hedge boundary. An accompanied viewing is strongly recommended.

Entrance Hallway

Composite entrance door

Breakfast Kitchen

13'9 x 8'10 (4.19m x 2.69m)

Fitted wall and base units with counter top, one and a half sink and draining board, space and plumbing for appliances, laminate flooring, power points, double panelled radiator, storage cupboard and utility cupboard

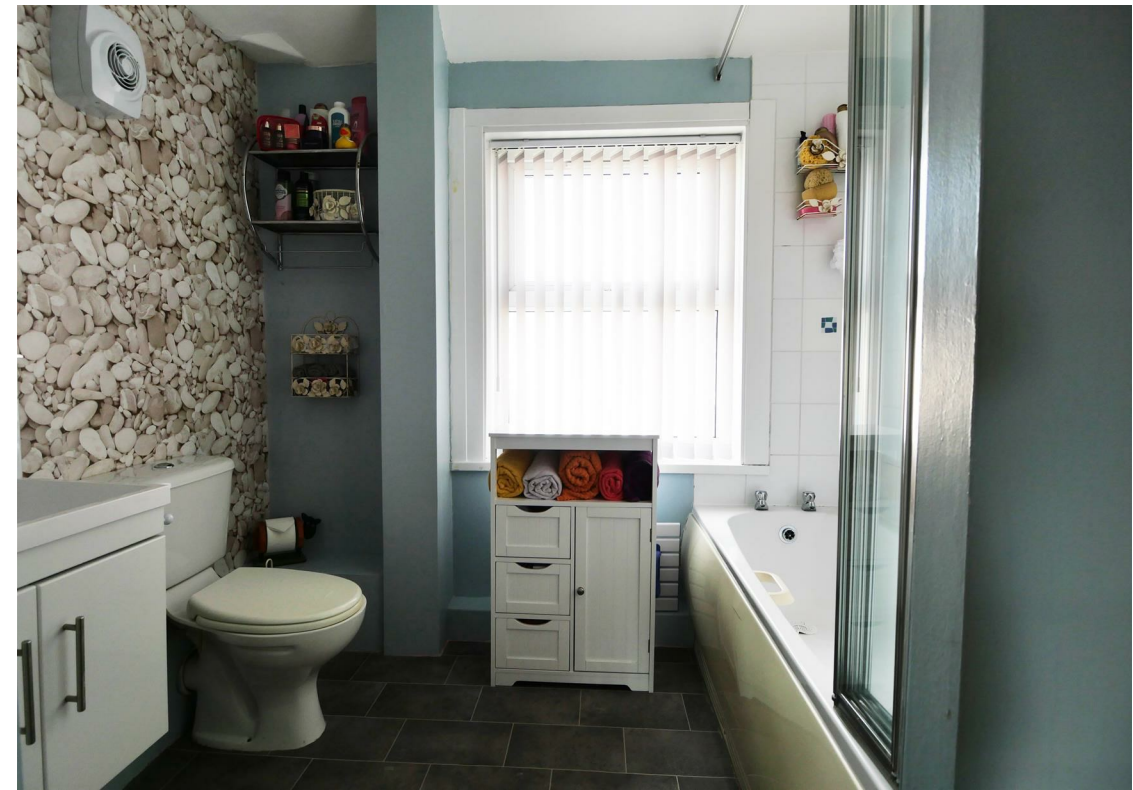
Sitting/Dining Room

14'2 x 13'9 (4.32m x 4.19m)

Two uPVC windows to rear, double panelled radiator, fire with surround, laminate flooring, power points

Rear Hallway

Door to garden, double panelled radiator, laminate flooring, power points, stairs to first floor





First Floor Landing

uPVC window to side, carpeted floor. power points, loft access

Bedroom 1

11'1 x 8'5 (3.38m x 2.57m)

Two uPVC windows to rear, storage cupboard, single panelled radiator, power points, carpet

Bedroom 2

12'3 x 8'11 (3.73m x 2.72m)

uPVC window to front, double panelled radiator, carpet, power points

House Bathroom

uPVC window to front, bath with electric shower over, low level w.c, wash hand basin, double panelled radiator, fitted cupboard with gas combination boiler, vinyl flooring, extractor fan

Outside

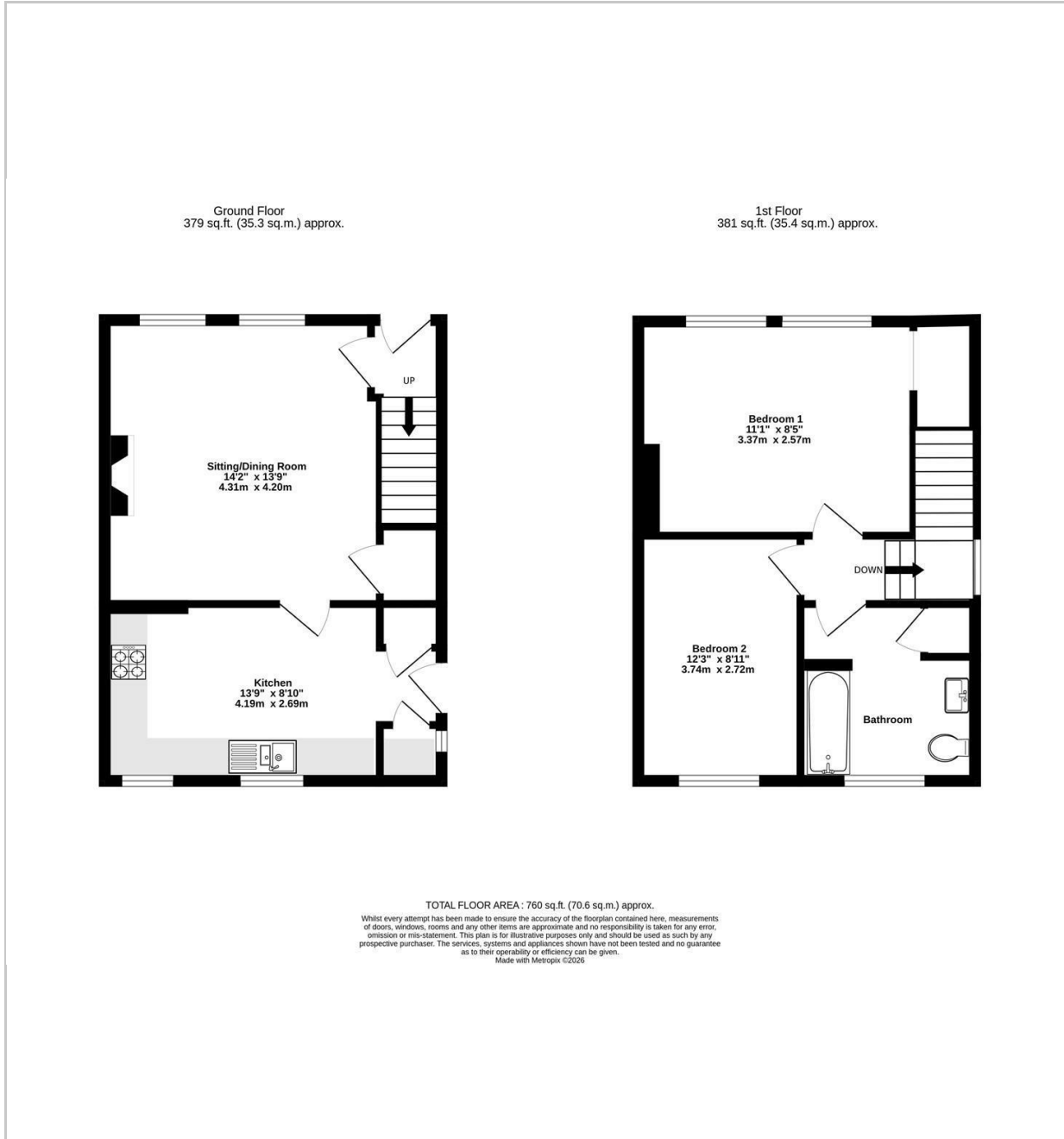
Front gravelled driveway, gate to secure side garden, rear lawned garden, patio, brick store fence and hedge boundary, outside power and tap

Agents Note

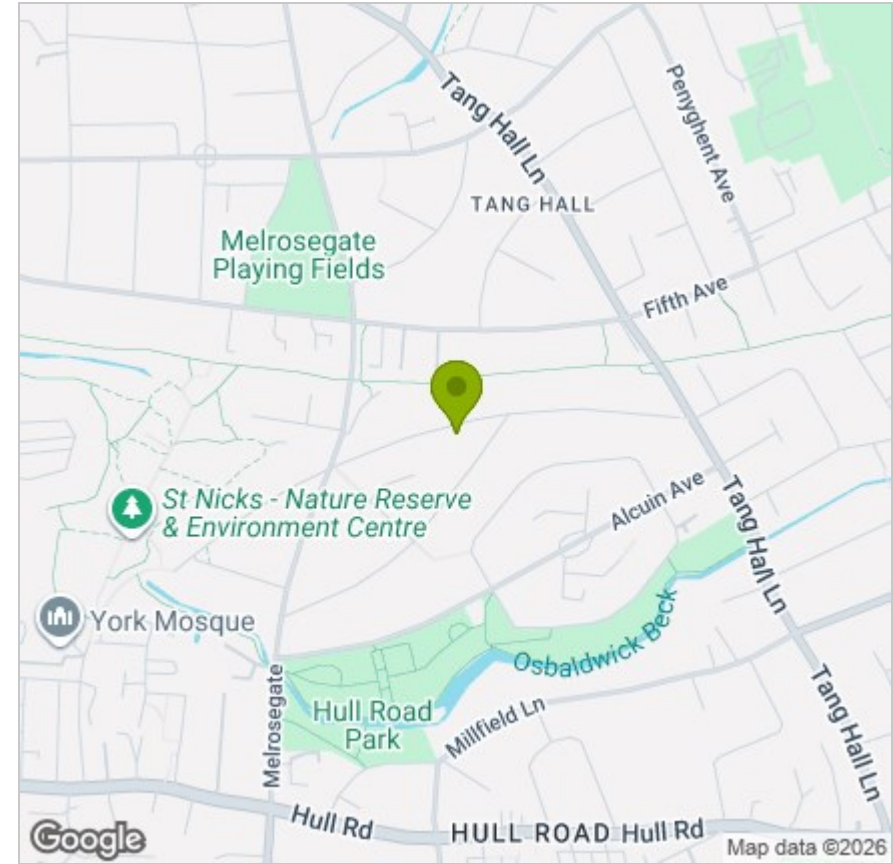
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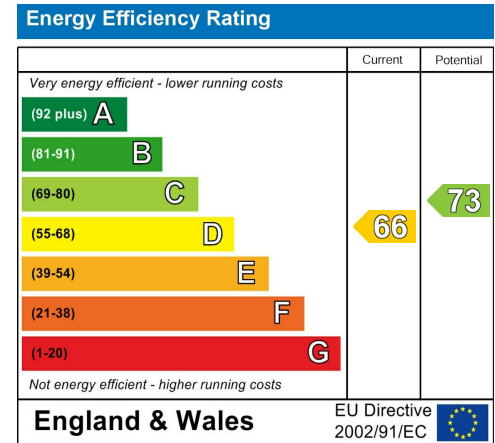
FLOOR PLAN



LOCATION



EPC



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