



Chestnut Avenue, York YO31 1BR



welcome to

Chestnut Avenue, York

A beautifully presented four-bedroom semi-detached home set on a picturesque, tree-lined street in one of York's most sought-after neighbourhoods. Blending charming character features with thoughtful modern updates, this property offers generous living space and an inviting atmosphere throughout.



Entrance Hall

Sitting Room

13' x 13' (3.96m x 3.96m)

Family Room

14' 1" x 11' 11" (4.29m x 3.63m)

Dining Room

18' 10" x 8' 2" (5.74m x 2.49m)

Kitchen

15' 2" x 7' 7" (4.62m x 2.31m)

Bedroom One

13' x 13' (3.96m x 3.96m)

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.76m)

Bedroom Three

12' 8" x 8' (3.86m x 2.44m)

Bathroom

W.C

Bedroom Four

10' 9" x 7' 7" (3.28m x 2.31m)



view this property online williamhbrown.co.uk/Property/YOR109639



welcome to

Chestnut Avenue, York

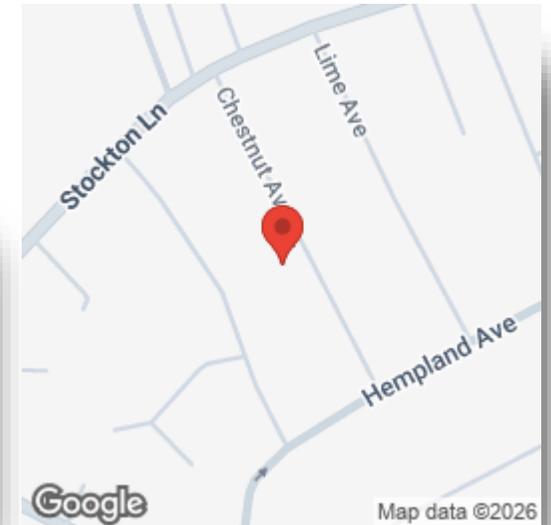
- GUIDE PRICE £650,000 - £675,000
- A BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- TWO RECEPTION ROOMS
- CHARMING CHARACTER FEATURES THROUGHOUT
- A FANTASTIC DINING ROOM WITH EXPOSED BEAMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YOR109639](https://www.williamhbrown.co.uk/Property/YOR109639)



Property Ref:
YOR109639 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk