

# Park Rôw



**Burlington Avenue, Layerthorpe, York, YO10 3TE**

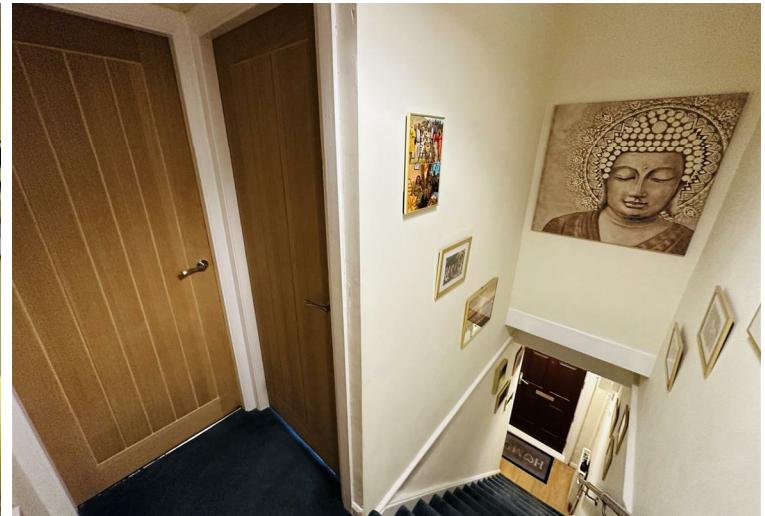
**Offers Over £230,000**



\*\* RENOVATED IN 2021 \*\* OFF STREET PARKING \*\* Situated in Layerthorpe, this mid-terrace property briefly comprises: Entrance Hall, Lounge and Kitchen. To the first floor are two Bedrooms and Bathroom. The second floor benefits from an Attic room. Externally to the front is off street parking for two vehicles with a fully enclosed rear garden with a brick built storage area. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'













## PROPERTY OVERVIEW

A well-presented two double bedroom home, ideally situated in the highly regarded Layerthorpe area of York. The property benefits from off-road parking and offers well-appointed accommodation throughout.

Upon entering, the hallway leads into a spacious lounge, which further benefits from an understairs storage cupboard. The accommodation also includes a fitted kitchen and a stylish bathroom featuring a stand-alone shower cubicle.

To the rear of the property is a fully enclosed garden, providing a private and secure outdoor space, ideal for both relaxation and entertaining.

Further enhancing the appeal is a fully boarded attic room, offering excellent additional storage or potential for flexible use, subject to the necessary requirements.

Conveniently located within easy reach of York city centre, local amenities, and transport links, this property represents an excellent opportunity for a range of buyers seeking a well-located home in a desirable area.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

4'7" x 3'1" (1.41m x 0.95m)

### Lounge

16'0" x 11'3" (4.88m x 3.44m)

### Kitchen Diner

14'6" x 11'3" (4.42m x 3.43m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

16'7" x 11'2" (5.06m x 3.41m)

### Bedroom Two

10'7" x 8'2" (3.24m x 2.49m)

### Bathroom

8'2" x 7'4" (2.51m x 2.24m)

## SECOND FLOOR ACCOMMODATION

### Attic Room

16'7" x 8'11" (with restricted head height) (5.07m x 2.74m (with restricted head height))

## EXTERIOR

### Front

With off street parking area with boundaries defined by pillar and post, fencing and hedging.

## Rear

To the rear is a paved patio area, leading to a lawn and decking area. Brick built storage area. You can also access the rear of the property from the alleyway.

## AGENT NOTE

We have been informed that this property is of non-standard construction (Dennis Wild).

## DIRECTIONS

From the Fulford Interchange join the A64 to Scarborough. Take the A1079/A166 exit towards York/Hull/Bridlington. At the roundabout take the first exit onto Hull Rd/A1079 and at the next roundabout take the second exit to stay on Hull Rd. Turn right onto Melrosegate and turn right onto Burlington Avenue. The property can be clearly identified by a Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: City of York Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

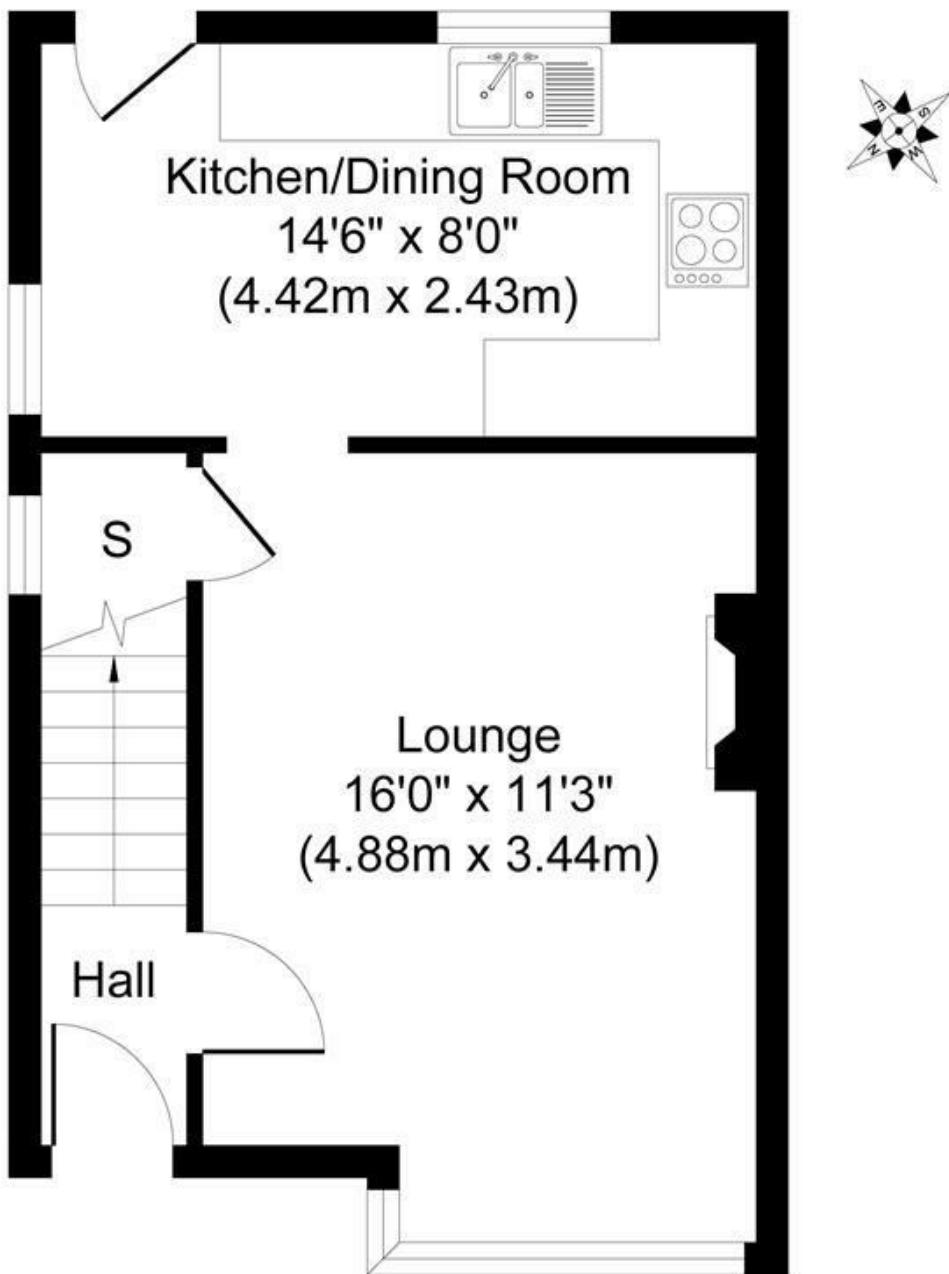
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

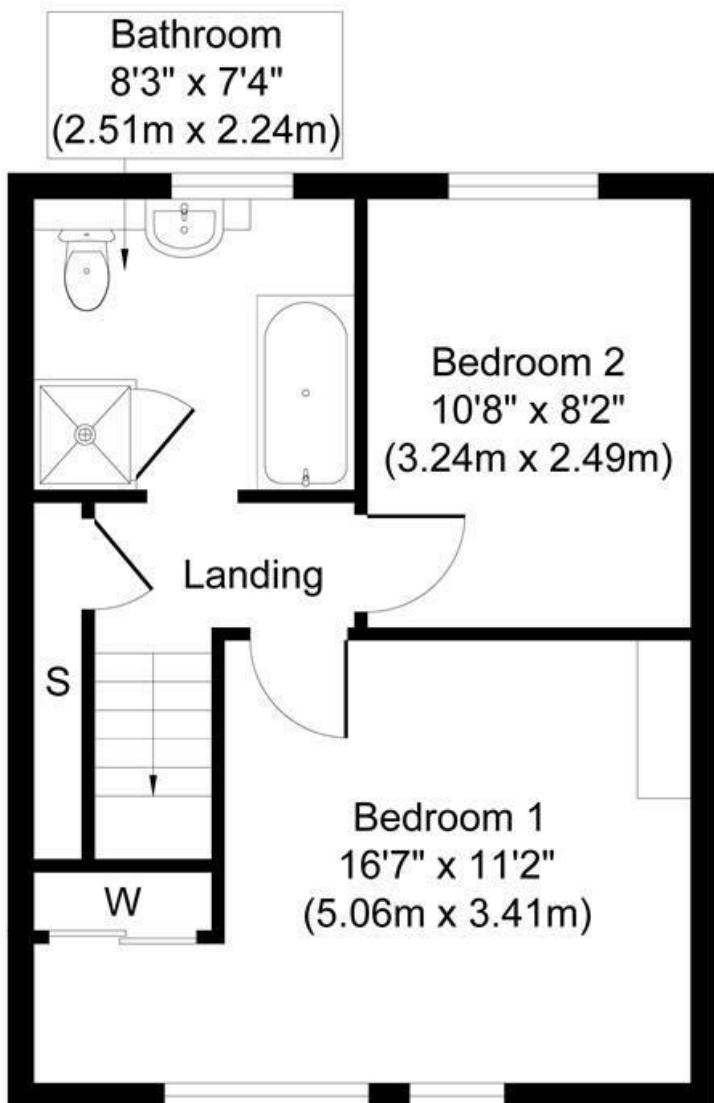
CASTLEFORD - 01977 558480



## Ground Floor Approximate Floor Area 342 sq. ft (31.8 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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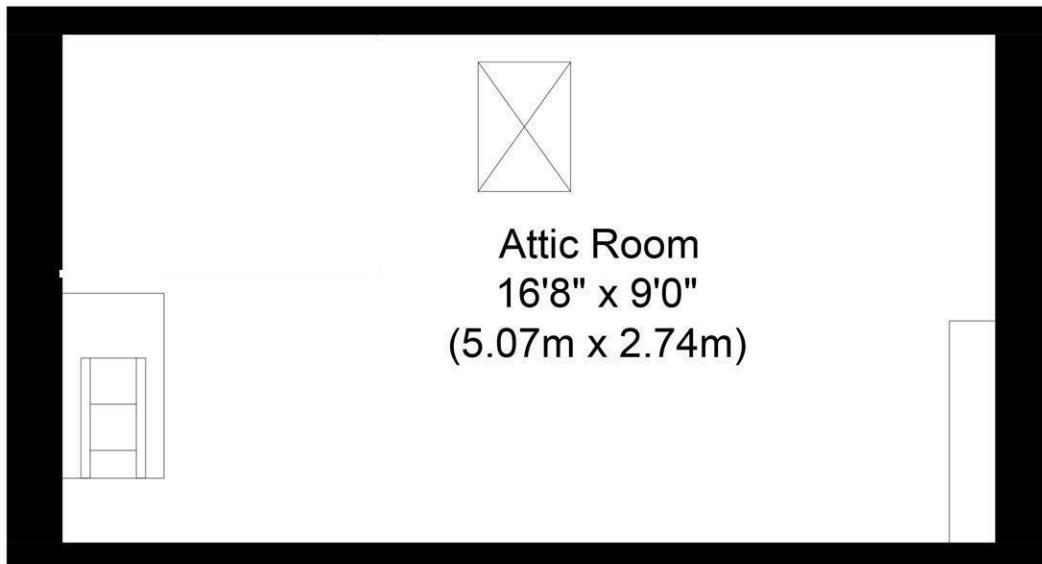
## First Floor

### Approximate Floor Area

**369 sq. ft**  
**(34.30 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Second Floor Approximate Floor Area 150 Sq. ft. (13.9 Sq. m.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(37-47)	E		
(26-36)	F		
(1-25)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		