



York Avenue, HUNSTANTON, PE36 6BU

welcome to

York Avenue, HUNSTANTON

Spacious 4 bedroom Victorian town house in Hunstanton's Avenues, just a short walk from the beach. Set over three floors with 2 reception rooms, breakfast kitchen, bathroom, shower room and cloakroom. No onward chain.



Entrance Porch

Entrance Hall

Lounge

16' 3" into bay x 12' 3" (4.95m into bay x 3.73m)

Dining Room

12' 7" x 10' 9" into chimney recess (3.84m x 3.28m into chimney recess)

Breakfast Kitchen

18' 6" x 10' 6" (5.64m x 3.20m)

Cloakroom/Boiler Room

First Floor

Landing

Bedroom Two

16' 2" max x 16' 7" into chimney recess (4.93m max x 5.05m into chimney recess)

Bedroom Three

12' 4" x 10' 8" into chimney recess (3.76m x 3.25m into chimney recess)

Bedroom Four

10' 4" x 8' 8" (3.15m x 2.64m)

Bathroom

Shower Room

Second Floor

Bedroom One

20' 5" plus bay x 16' 8" max (6.22m plus bay x 5.08m max)

Gardens



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York Avenue, HUNSTANTON

- Elegant Victorian townhouse in sought after Avenues
- Accommodation arranged over three spacious floors
- Four bedrooms and two reception rooms
- Breakfast Kitchen ideal for family meals or entertaining
- Bathroom, separate shower room and ground floor cloakroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



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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.



Property Ref:
HUN106713 - 0009



Please note the marker reflects the postcode not the actual property

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