



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106713 - 0009

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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.



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