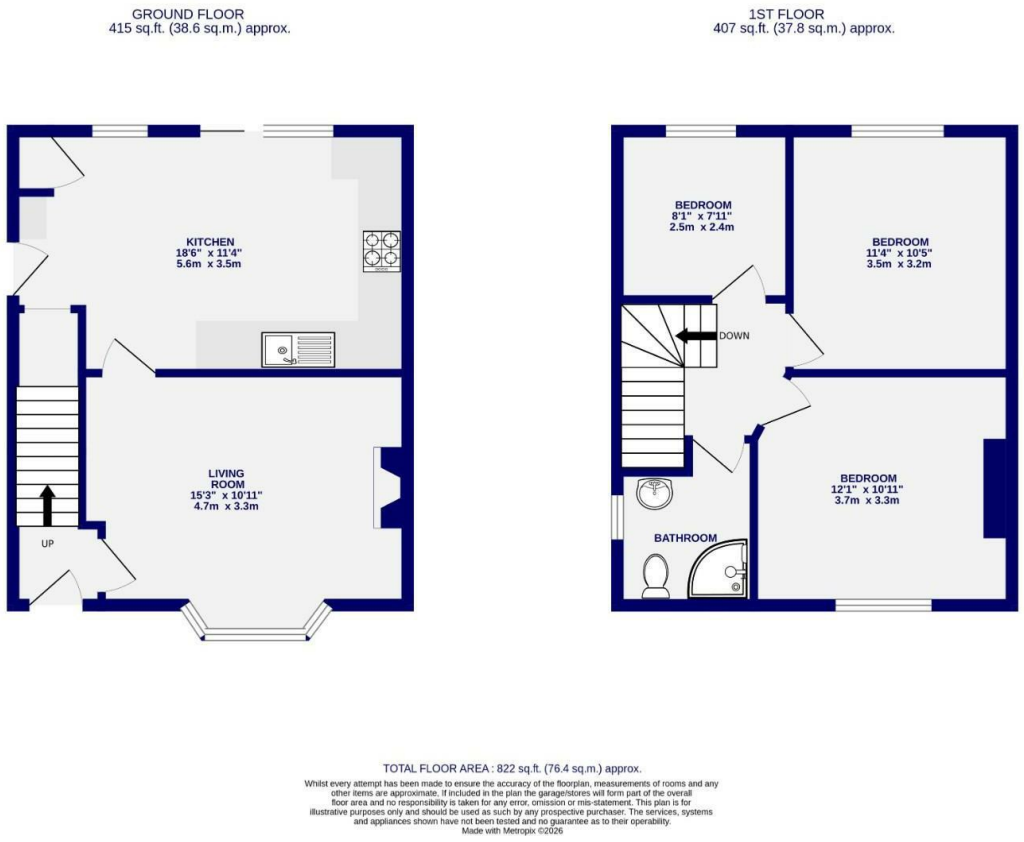
# Rowntree Avenue
# , York
# YO30 6HF

Freehold
Council Tax Band - B

- End Townhouse
- Three Bedrooms
- Popular Residential Setting
- Generous Plot
- Private Views To Rear
- Well Maintained
- No Onward Chain
- EPC D

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# Rowntree Avenue
## , York
YO30 6HF

## £270,000

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Located in the popular residential area of Clifton, to the north of York, this well-maintained three-bedroom end townhouse home occupies a generous plot and enjoys a private outlook across the rear aspect. A successful rental property for many years, it is offered with no onward chain and is ready to move into, making it an ideal opportunity for a range of buyers. The property also benefits from excellent access to a variety of local amenities, including shops and eateries on Boroughbridge Road, as well as convenient links to York Hospital, the train station and the city centre.

Internally, the accommodation comprises an entrance hall leading into a bright and spacious living room, enhanced by a large bay window that allows natural light to flood the space. To the rear is an open-plan kitchen diner, fitted with a range of shaker-style base units providing ample storage and worktop space, with patio doors opening out to the garden. To the first floor are three well-proportioned bedrooms, along with a modern three-piece shower room.

Externally, the property offers driveway parking to the front, along with a small front garden. To the rear is a generous garden, mainly laid to lawn, complemented by patio seating areas, a gravelled section ideal for enjoying the evening sun, and a substantial storage shed.

Sure to appeal due to its location, plot size and no onward chain position, early viewing is highly recommended.

*Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo*