



13 Asquith Avenue  
York, YO31 0PZ  
£280,000

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A four bedroom mid-terrace house with good sized rear garden in this convenient and central residential area close to York city centre, Heworth Village as well as nearby shops and schools. Arranged over three floors, the property benefits from a versatile layout, uPVC glazing, gas central heating and internal oak doors. Ready to view, the bright and well presented living accommodation comprises: entrance hallway, sitting/dining room, fitted kitchen, rear hallway, three piece bathroom, three first floor bedrooms, second floor landing and second floor double bedroom with Juliet Balcony to rear. To the outside there is a large front forecourt with potential for off-street parking and electric car charging, side alleyway giving access to a rear lawn and patio garden with separate sitting area, storage and timber fenced boundary. An accompanied viewing is strongly recommended.

### Entrance Hall

Entrance door, double panelled radiator, carpeted stairs to first floor, laminate flooring, door to



### Sitting/Dining Room

16'1 x 11'4 (4.90m x 3.45m)  
uPVC window to front, double panelled radiator, laminate flooring, television point, power points, downstairs cupboard



### Kitchen

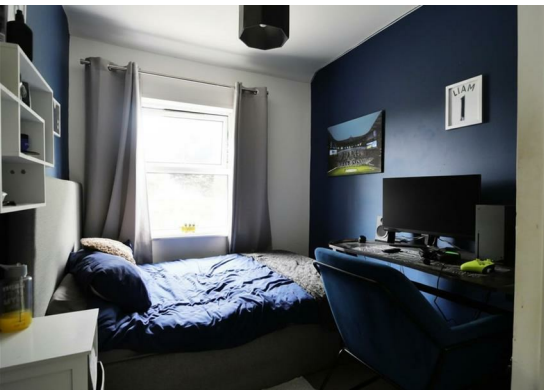
10'7 x 8'2 (3.23m x 2.49m)  
uPVC window to rear, fitted wall and base units, counter top, stainless steel sink with draining board, space and plumbing for appliances, vinyl flooring, power points

### Rear Hallway

Composite entrance door, vinyl flooring

### Bathroom

Opaque uPVC window to rear, panelled bath with mixer tap, low level w.c., wash hand basin, double radiator, vinyl flooring



### First Floor Landing

Carpet, power points, stairs to second floor





### **Bedroom 2**

17' x 10'11 (5.18m x 3.33m)

uPVC window to front, single panelled radiator, carpets, power points

### **Bedroom 3**

11'6 x 8' (3.51m x 2.44m)

uPVC window to rear, single panelled radiator, carpets, power points, storage cupboard

### **Bedroom 4**

8' x 8' (2.44m x 2.44m)

uPVC window to rear, single panelled radiator, carpets power points

### **Second floor landing**

Velux window, carpeted floor, eaves storage, door to

### **Bedroom 1**

14' x 12'9 (4.27m x 3.89m)

uPVC French doors to rear with Juliet Balcony, double panelled radiator, carpets and power points

### **To the outside**

Large front forecourt with potential for electric car charging and parking, shared side alleyway, gate to rear garden, patio, sitting areas, lawn, timber fenced boundary, storage

### **Agents note**

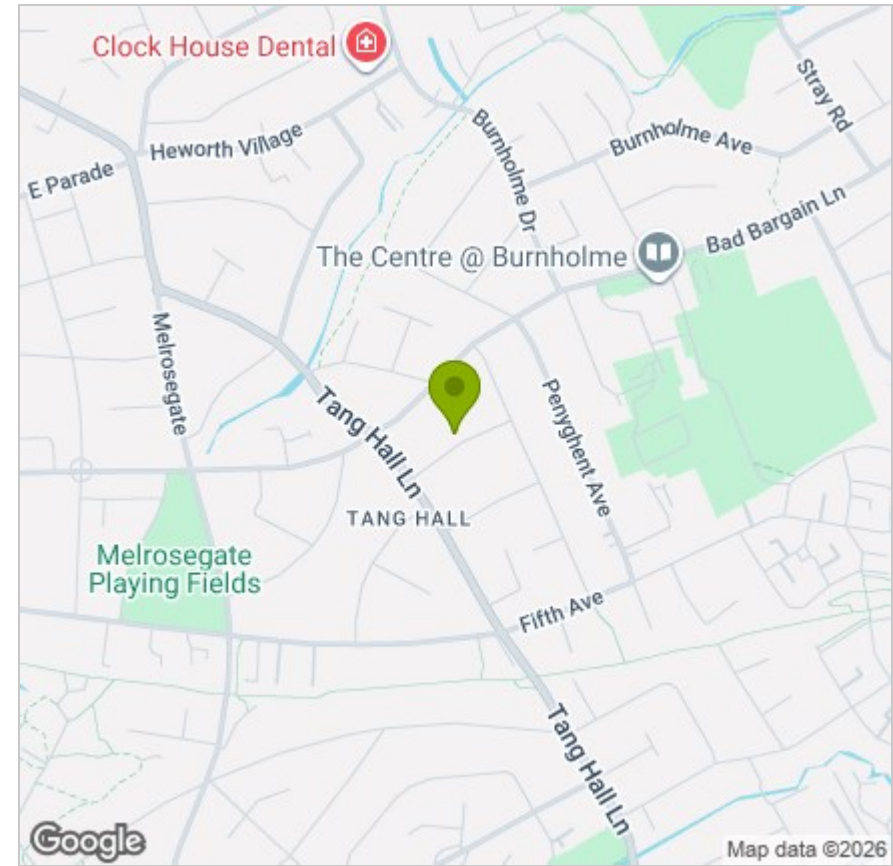
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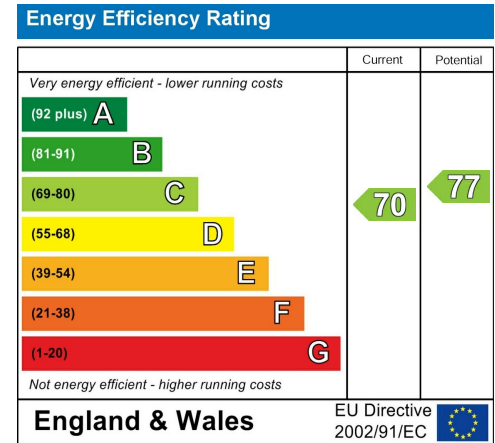
# FLOOR PLAN



# LOCATION



# EPC



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