



Fifth Avenue, York, YO31 0UP

- Well-Presented End-Terrace Home In A Popular York Location
- Useful Loft Room Providing Valuable Additional Space
- Impressive Rear Garden Ideal For Families And Entertaining
- Bright Sitting Room And Spacious Open-Plan Kitchen-Diner
- Driveway Parking With EV Charging Point
- Council Tax Band B

£285,000



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DESCRIPTION

Situated on Fifth Avenue, this well-presented two-bedroom end-terrace house offers bright, comfortable living in a convenient residential area close to York city centre and the University of York. Thoughtfully maintained and ready to move straight into, it is an ideal choice for first-time buyers, young families or anyone seeking a well-kept home with excellent outdoor space.

The surrounding area provides a wide range of local shops, supermarkets, cafés/ bistro's parks and amenities such as the local climbing center with bar and Restaurant along with strong transport links including regular bus routes, nearby cycle paths and straightforward access to York city center, the University, and the A64.

The ground floor begins with a welcoming sitting room to the front, enjoying generous natural light. To the rear, a spacious open-plan kitchen-diner provides a sociable and practical hub for everyday living and entertaining.

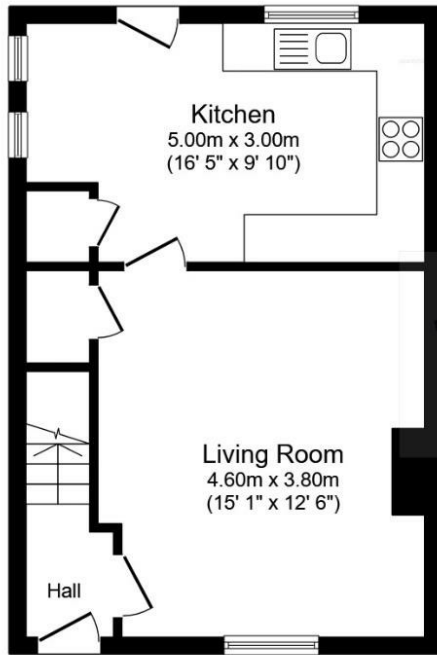
Upstairs are two well-proportioned bedrooms and a modern bathroom. A further loft room offers valuable additional space for storage, hobbies or occasional use, adding flexibility rarely found in homes of this style.

Externally, the property features a driveway with EV charging point and a generous rear garden, offering superb outdoor space with scope for landscaping, entertaining or family use — a notable advantage for this part of York.

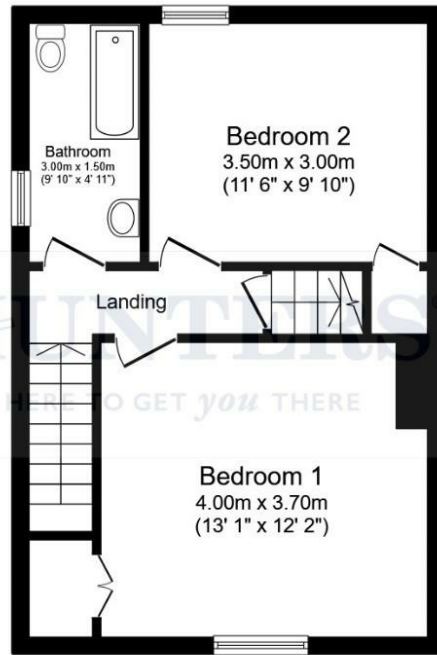
Homes on Fifth Avenue with this level of space, condition and convenience remain consistently in high demand.



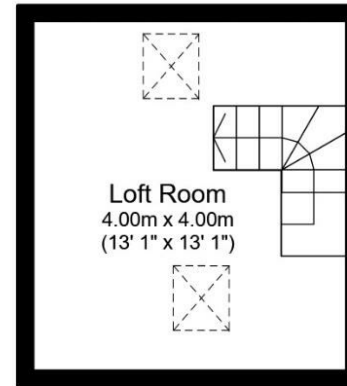




Ground Floor



First Floor



Second Floor

Total floor area 94.1 sq.m. (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

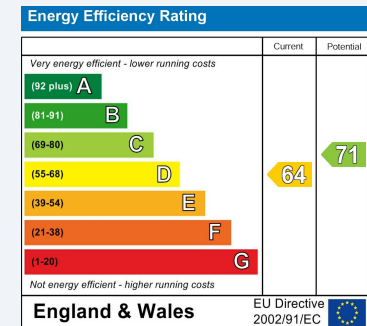
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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