



7 Alexander Avenue,  
York, North Yorkshire YO31 9HX

Guide Price £244,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale this well presented two-bedroom end of terrace, located off the ever-popular Huntington Road, just to the north of York, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular local schools and the shopping parks at Monks Cross and neighbouring Vangarde close at hand. This lovely home has been updated and cherished by the current owners, with a modern kitchen, contemporary shower room, lawned garden plus the house has been re-wired, including a Hive wireless thermostat system. Ideal for a variety of purchasers including professionals, those looking to retire and buy to let investors, this property will be very popular. Another great feature is that there is still further potential to enhance the house, by extending to the rear. Benefitting from double glazing and gas central heating, the property briefly comprises; Front entrance hall, with a staircase leading to the first floor and handy under stairs storage. An opening leads us into the spacious living room, with windows to both front and rear aspects and for music lovers there are also ceiling speakers built in. Then from the hallway, we also find the modern fitted kitchen, with a range of grey units and some integral appliances. A door leading out into the garden. The stairwell leads up to the first-floor landing, from where we find two bedrooms, the principal with built in mirrored wardrobes and a contemporary shower room. Outside to the front is a block paved off street parking area. Side access leading to the rear fenced and lawned garden with a paved patio area, perfect for outside entertaining, with a metal framed gazebo, plus a garden shed. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to miss out!

**Huntington is a popular suburb, just 2.6 miles north of York City Centre. The village boasts a wide range of local amenities including a Post Office with adjoining Newsagents, Shops, Pharmacist, Doctor's surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School.**



### Entrance Hall

Front entrance door, under stairs storage cupboard, hive control\* and radiator\*. Stairs to the first floor. Doors leading to...

### Living Room

15' 1" x 10' 11" (4.59m x 3.32m)

Double glazed windows to front and rear aspects, dado rail, wall panelling, tv and telephone points\*, down lighting, ceiling speakers\* and upright radiator\*.

### Kitchen/Breakfast Room

9' 4" x 7' 2" (2.84m x 2.18m)

Fitted with a range of modern grey wall and base units with matching worktops over, 4 x gas hobs\*, electric oven and grill\*, drainer sink with mixer tap, washer/dryer\*, walk in pantry, wall mounted boiler\* inside, double glazed window to rear aspect, down lighting and radiator\*. Upvc door to rear garden.

### First Floor Landing

Double glazed window to front aspect and radiator\*. Hatch to loft access. Doors leading to...

### Bedroom 1

13' 6" x 10' 0" (4.11m x 3.05m)

Double glazed windows to the front aspect, built in wardrobes, tv point\*, down lighting and radiator\*.

### Bedroom 2

10' 7" x 6' 5" (3.22m x 1.95m)

Double glazed windows to the rear aspect, down lighting and radiator\*.

### Shower Room

7' 2" x 5' 7" (2.18m x 1.70m)

Suite in white comprising: Walk in shower with mains shower over\*, wash hand basin set in a vanity unit, low level wc, double glazed window to front aspect, extractor fan\*, ceiling speakers, down lighting and heated rail\*.

### Loft

Pull down ladder with lighting and a wall mounted boiler installed in 2019\*.

### Outside

To the front of the property is a blocked paved parking area, providing ample off street parking. Side access gate leads to the rear of the house, where we find the fenced garden, laid to lawn with a paved patio area, perfect for outside entertaining, with a metal framed gazebo and a garden shed with power points.

### Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: 4th Utility fibre broadband.

Broadband speed: Standard Speed.

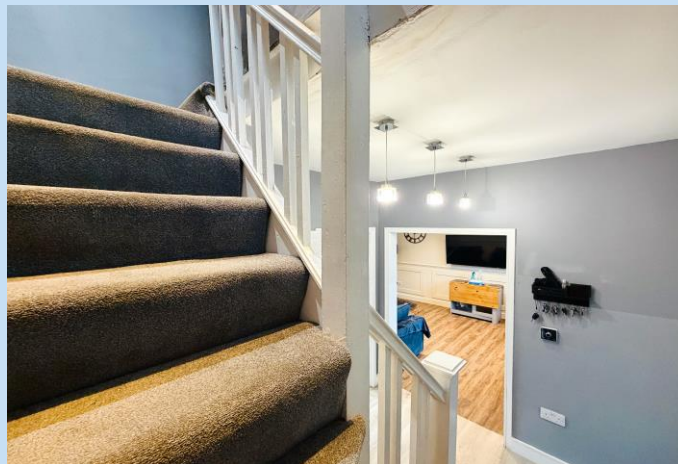
Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

The vendor has informed that the house is Prewired for an EV charger.







## Energy performance certificate (EPC)

7 Alexander Avenue  
YORK  
YO31 9HX

Energy rating

**D**

Valid until:

**29 April 2033**

Certificate number:

**2160-1210-7111-2541-4176**

Property type

End-terrace house

Total floor area

57 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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**Bishops Personal Agents**

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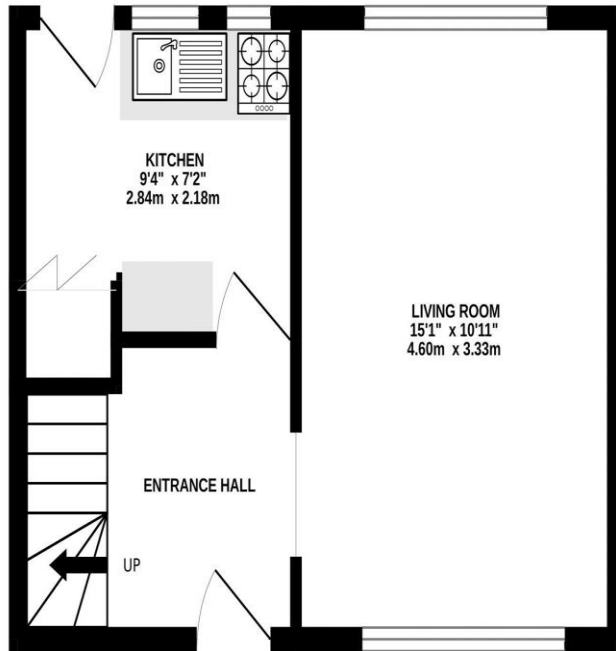
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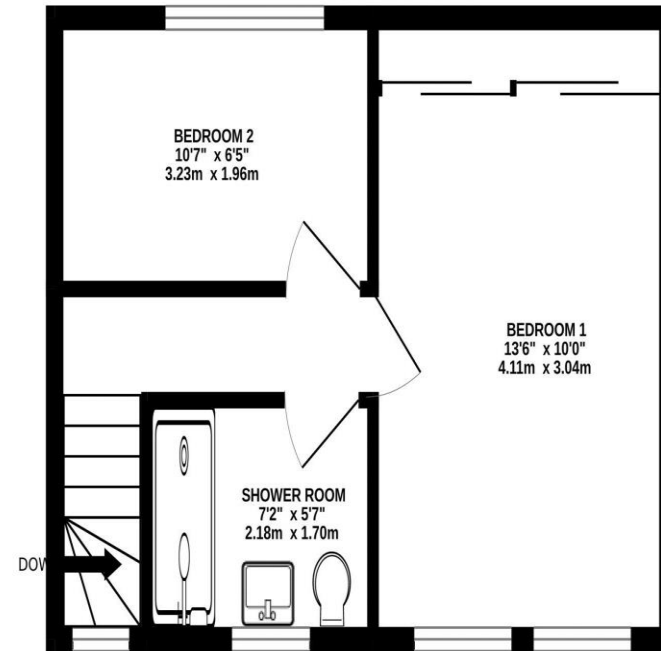
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GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DISCLAIMER**

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.