



ROB LETTS

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**exp<sup>®</sup>** UK

# Dodsworth Avenue, York

£275,000

3 1 1



RL0918 - Located on Dodsworth Avenue, this three-bedroom mid-terrace home offers generous living space, off-street parking to the front, and a surprisingly good-sized rear garden – all in a well-connected York location.

The property opens into a welcoming entrance lobby with stairs rising to the first floor and a door leading through to the main living space. The lounge is a comfortable, well-proportioned room featuring a bay window to the front, allowing plenty of natural light and offering ample space for everyday living.

To the rear of the home is a full-width kitchen diner, stretching across the back of the property. This is a real strength of the house, providing space for cooking, dining, and socialising, with a door leading directly out to the rear garden – ideal for families or entertaining.

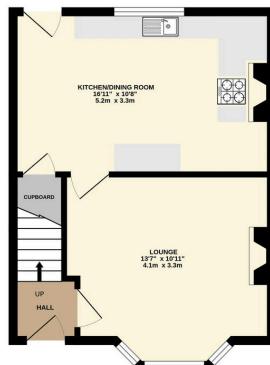
Upstairs, there are three genuinely generous bedrooms and a family bathroom. These properties benefit from a flying freehold over the rear access alley, which results in larger-than-average bedrooms compared to many similar homes.

Externally, the rear garden is a great size and usable, while the off-street parking to the front is a valuable feature so close to the city.

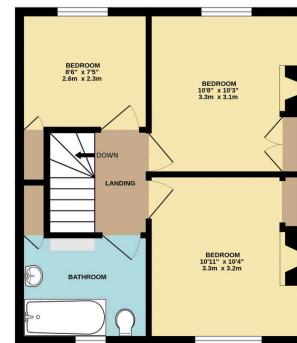
This home offers space, practicality, and excellent value in a sought-after area.



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

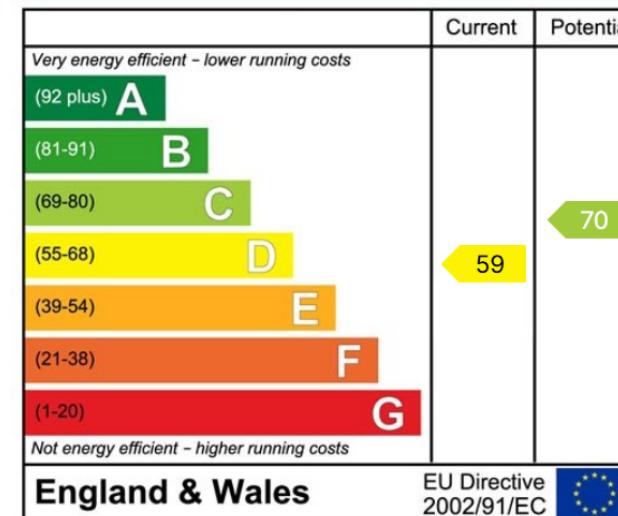


TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers should make their own investigations.  
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- Three-bedroom mid-terrace home
- Off-street parking to the front
- Spacious lounge with bay window
- Entrance lobby with stairs and storage space
- Door from kitchen onto rear garden
- Full-width kitchen diner across the rear
- Larger bedrooms due to flying freehold
- Three generous bedrooms upstairs
- Walking distance to city centre, hospital, and major employers
- When enquiring about this property, please quote ref: RL0918

### Energy Efficiency Rating



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