



## 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

£300,000

# Fifth Avenue, York, YO31 0UP

## DESCRIPTION

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

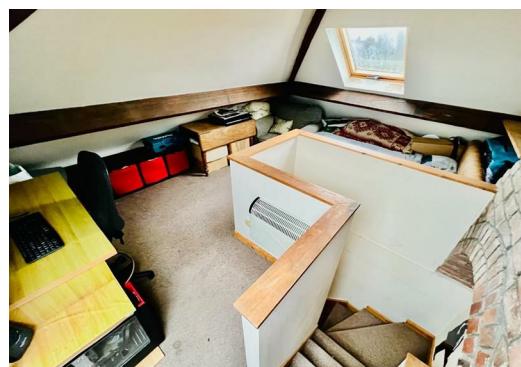
The ground floor opens with a welcoming sitting room to the front, enjoying generous natural light and a calm, comfortable feel. To the rear is a spacious open-plan kitchen-diner, creating a sociable and practical hub for everyday living and entertaining.

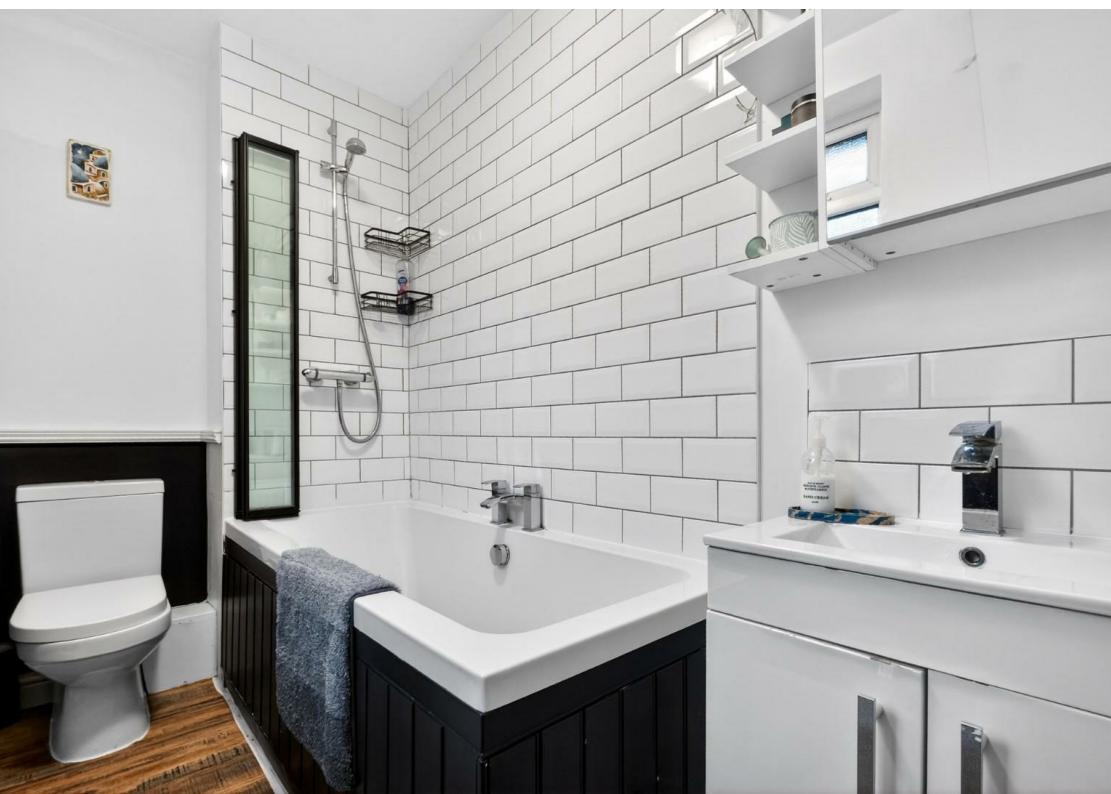
Upstairs, there are two well-proportioned bedrooms along with a modern bathroom. A further loft room provides valuable additional space, ideal for storage, hobbies or occasional use.

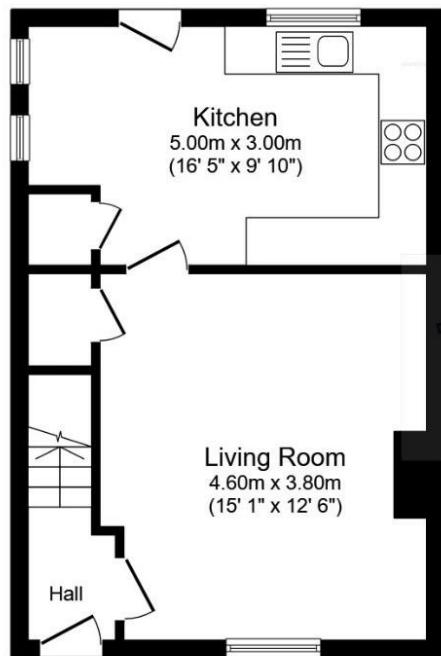
Externally, the property benefits from a driveway with EV charging point to the front and generous rear garden, offering superb outdoor space with plenty of potential for landscaping, entertaining or family use — a rare find for this part of York.

The surrounding area offers a wide range of local shops, cafés, parks and everyday amenities, along with strong transport links including regular bus routes, nearby cycle paths and straightforward access to York city centre and the A64.

Homes of this style, with this amount of space and such a convenient York location, are always in high demand.



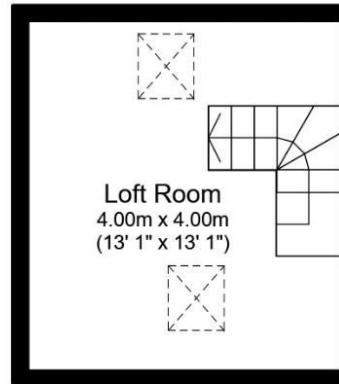




**Ground Floor**



**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](http://www.focalagent.com)

### Viewings

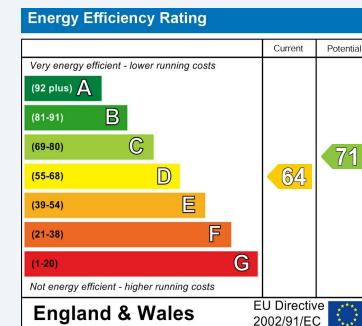
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.