

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

39 Swinerton Avenue

York, YO26 4YT

Offers Over £240,000

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Welcome to this two-bedroom mid-terrace home, ideally situated within walking distance of York city centre and the railway station.

The property opens into an entrance hallway leading through to a bright and airy open-plan lounge and dining area. This spacious reception room offers a comfortable and versatile living space.

To the rear, the kitchen is fitted with a range of wall and base units, providing ample storage, along with space for appliances and access out to the rear courtyard.

Upstairs, there are two generous double bedrooms, both benefiting from fitted storage, and a well-appointed bathroom featuring a four-piece suite.

Externally, the property enjoys a low-maintenance South-West facing rear courtyard, ideal for outdoor entertaining.

IN NEED OF SOME UPDATING AND NO ONWARD CHAIN. This home presents an excellent opportunity for first-time buyers, investors, or those seeking convenient access to the city centre and transport links.

Lounge/Diner
Open plan, feature fireplace, hard wood flooring

Kitchen
10'6" x 7'7" (3.20m x 2.31m)
Wooden wall & base units, access to rear courtyard

Bathroom
10'6" x 7'7" (3.20m x 2.31m)
Four piece bathroom suite

Master Bedroom
13'7" x 11'7" (4.14m x 3.53m)
Spacious with fitted storage unit







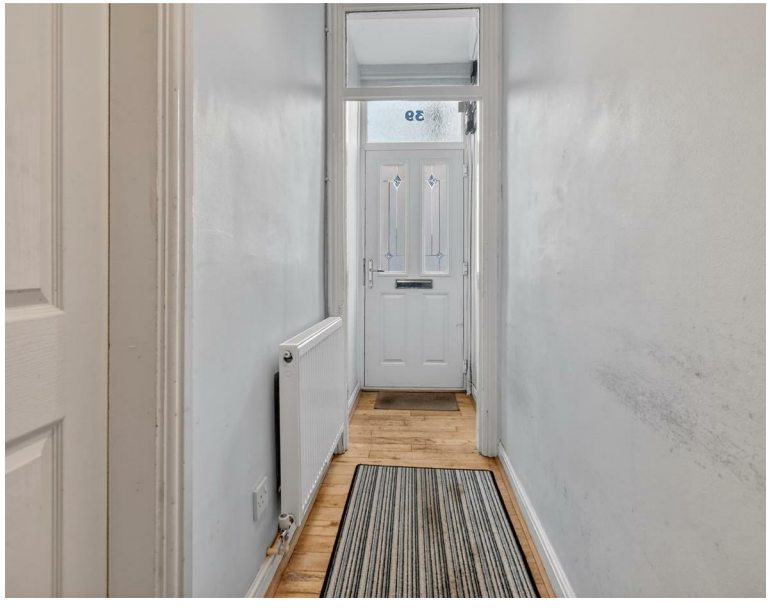












Second Bedroom

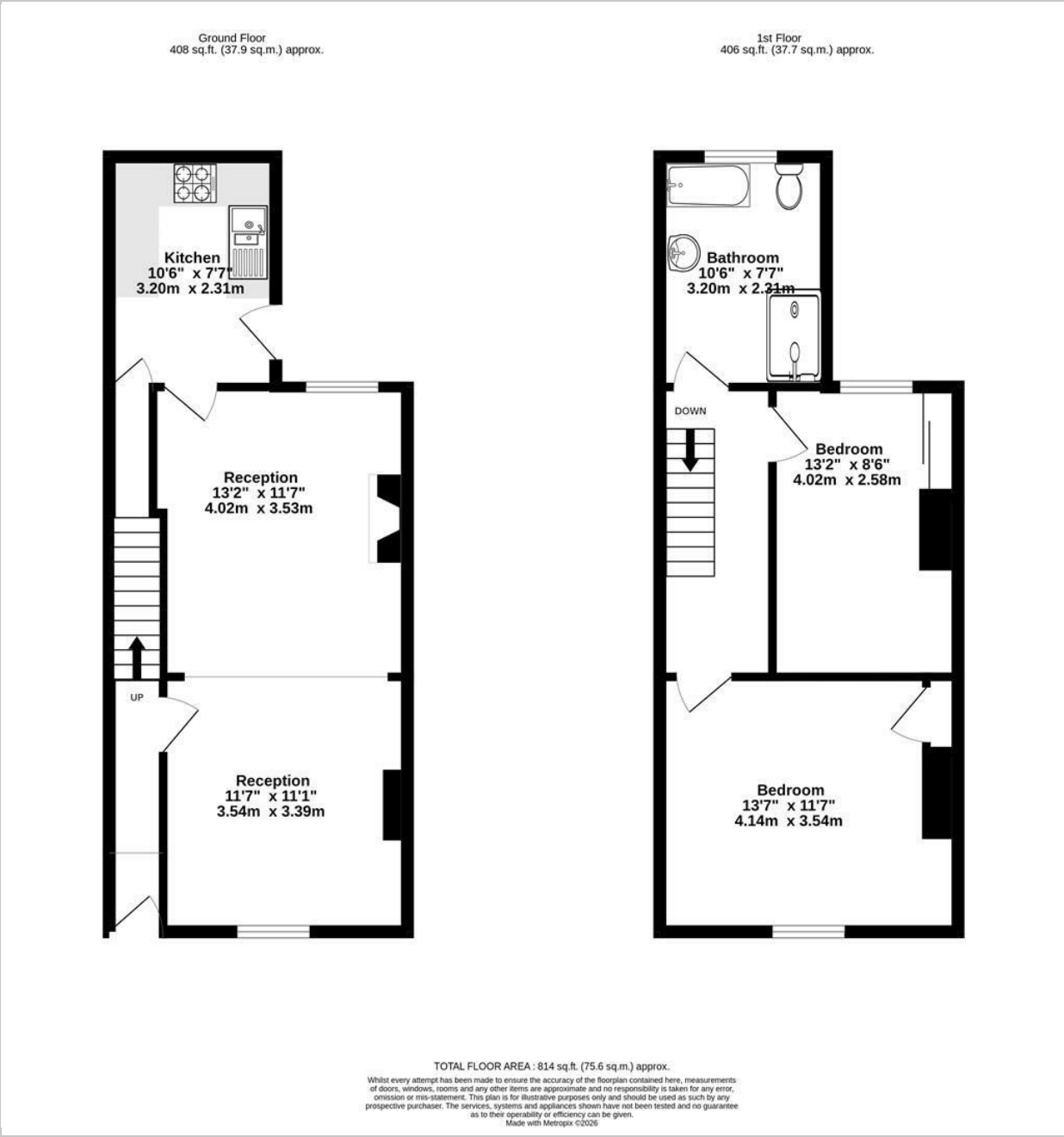
13'2" x 8'6" (4.01m x 2.59m)

Laminate flooring, shelving & fitted storage

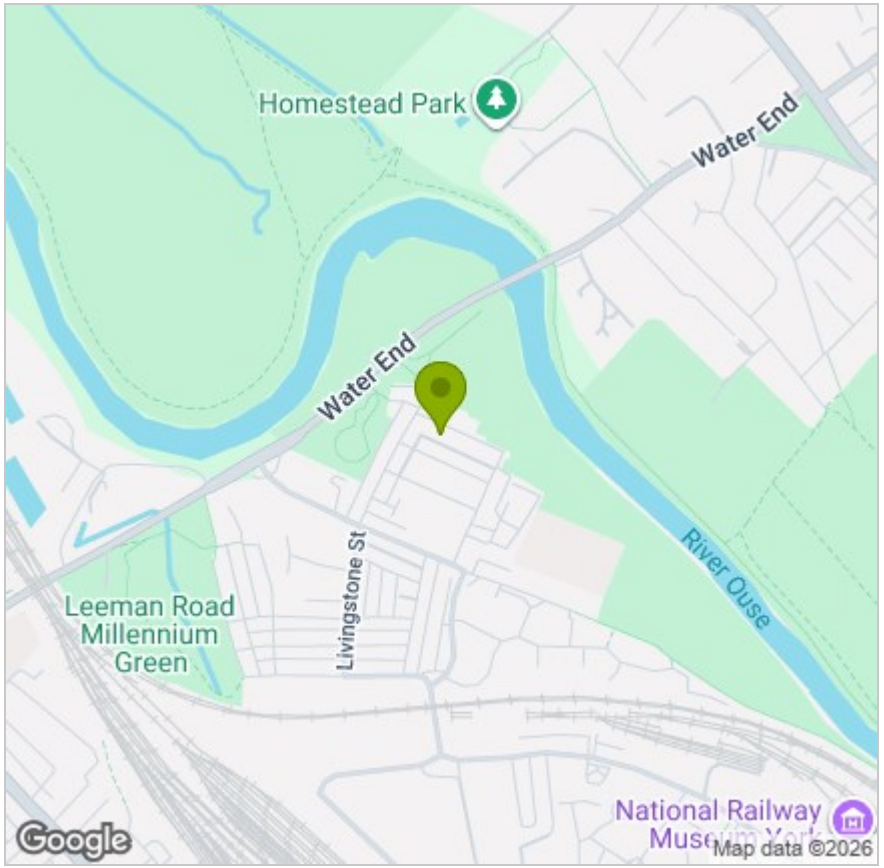
Rear Courtyard

Enclosed with shed

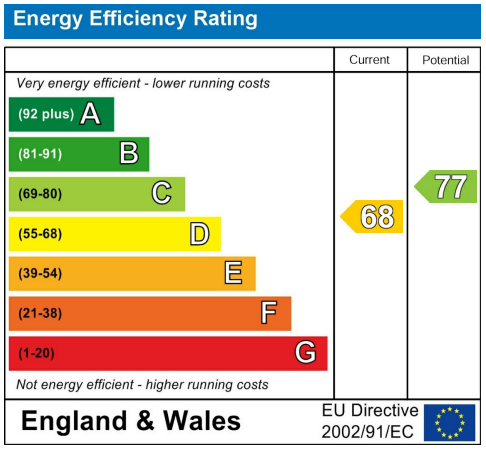
FLOOR PLAN



LOCATION



EPC



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