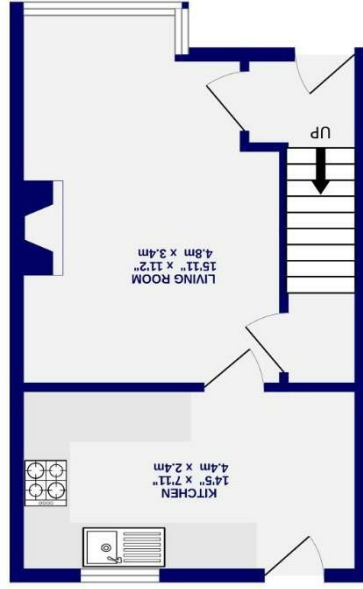
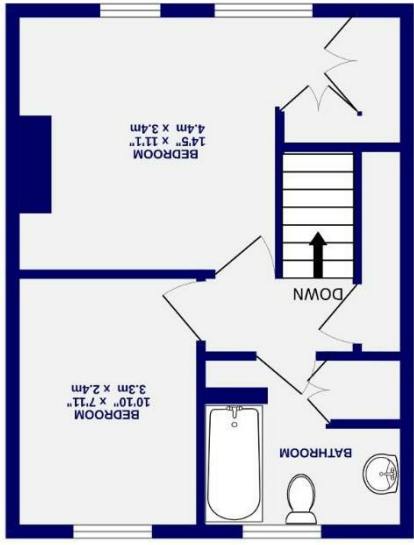


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Burlington Avenue Melrosegate, York YO10 3TE

- Stunning Townhouse
 - Two Double Bedrooms
 - Renovated Throughout
 - High Quality Fixtures & Fittings
 - Driveway Parking
 - Enclosed Garden
 - Expected To Be Popular
 - EPC C
- Freehold
Council Tax Band - B



While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are for reference only and should not be used as a guide. The floorplans are 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 is given as to their operation. Some items are not shown for space reasons or as standard. The 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 is given as to their operation.



Burlington Avenue
Melrosegate, York
YO10 3TE

£240,000



Located in the convenient and ever-popular area of Tang Hall, to the east of York, is this stunning and fully renovated two bedroom townhouse. An ideal first home, the property has been thoughtfully updated throughout to create stylish and comfortable living, while enjoying easy access to a range of local amenities including shops, cafés and everyday conveniences, as well as being within walking distance of York city centre.

Internally, the property opens into an entrance vestibule which leads through to a spacious living room. This inviting space has been enhanced with tasteful wall panelling, a striking woodburning stove and an anthracite radiator, creating a warm yet contemporary feel. To the rear sits the beautifully fitted kitchen, designed with modern wall and base units complemented by quartz worktops and splashbacks. A range of integrated AEG appliances are included, making this a practical and attractive space for everyday living and entertaining alike.

To the first floor, a generous landing provides access to two bedrooms, with the principal bedroom positioned to the front and benefiting from continued wall panelling and integrated storage. Completing the internal accommodation is a stylish three-piece bathroom featuring floor-to-ceiling tiling, useful built-in storage and a deep cupboard for additional practicality.

Externally, the property enjoys a generous rear garden enclosed by anthracite fencing and brick boundaries. Designed with low maintenance in mind, the space is mainly laid to lawn with hardstanding areas ideal for outdoor seating, along with the added benefit of a traditional brick-built store. To the front, there is driveway parking for several vehicles.

Sure to be popular on the open market, early viewing is highly recommended.

Please note that the property is of non-standard (steel frame) construction.

Council Tax Band B

