

67 Fourth Avenue York
North Yorkshire, YO31 0UA
£1,200 PCM



AVAILABLE END OF SEPTEMBER

This four bedroom, period style, semi-detached property is within close proximity of a host of local amenities and has fantastic access links to York City Centre.

Inside, you are greeted with a large hallway, with a spacious lounge to the left. Moving round the property, you're greeted by a large kitchen with breakfast bar, and white goods including washing machine and fridge. This leads onto a further room that can be used as a bedroom or dining space.

Back into the hallway and up the stairs you are welcomed by a large master bedroom, a second double bedroom and a third smaller bedroom overlooking the garden. Finally, the master bathroom features a shower over bath.

Externally, you will find a well maintained courtyard with off street parking and a handy garage.

Council Tax Band 'B', EPC rating D

Entrance Hallway

Reception Room1

14'10" x 9'2" (4.54m x 2.8m)

Reception Room2

12'3" x 8'7" (3.75m x 2.63m)

Kitchen

12'2" x 6'8" (3.73m x 2.05m)

Storage Space

5'8" x 2'8" (1.73m x 0.82m)

Bedroom 1

12'5" x 10'10" (3.81m x 3.31m)

Bedroom 2

14'4" x 6'5" (4.37m x 1.98m)

Bedroom 3

9'1" x 7'7" (2.79 x 2.32)



**Bathroom**

5'11" x 5'6" (1.81m x 1.68m)

Garage

22'6" x 9'1" (6.87m x 2.77m)

FLOOR PLAN

