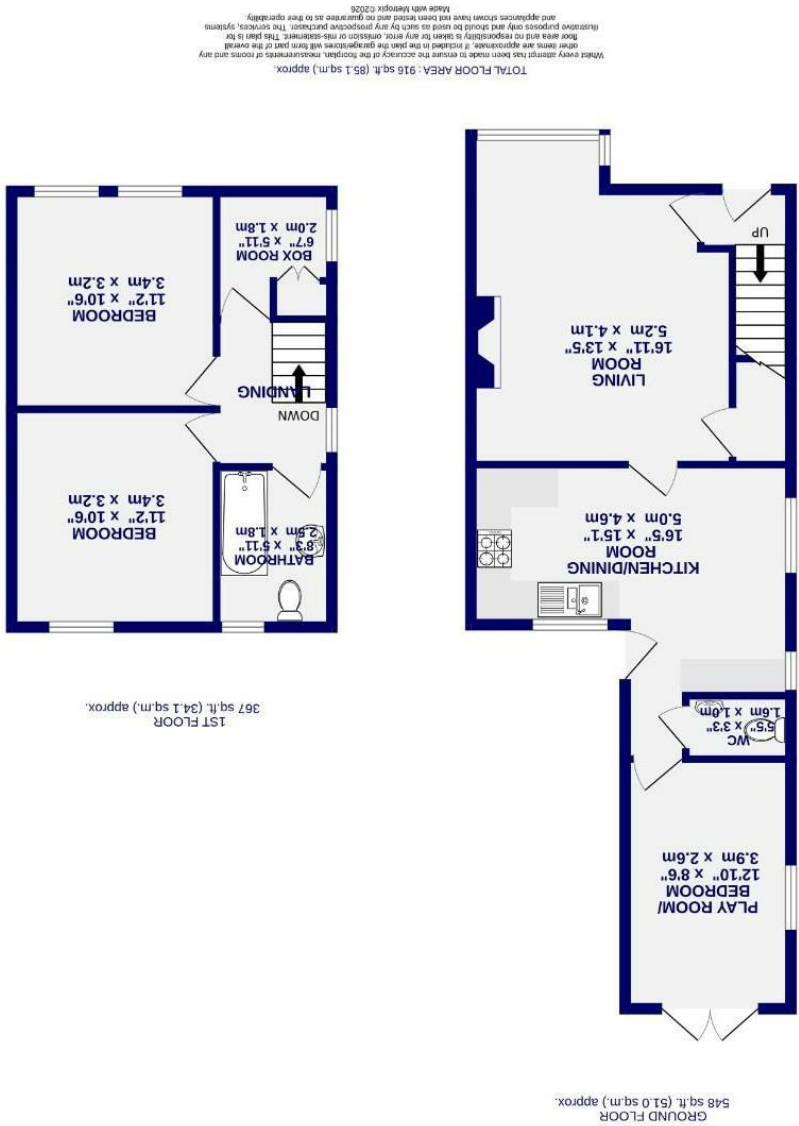


Burlington Avenue
Off Melrosegate,
YO10 3TE

Freehold
Council Tax Band - B

- Period End Terrace House
- Three/ Four Bedrooms
- Rear Extended Garden Room
- Driveway Parking
- Ideal First Time Purchase
- Well Presented
- EPC D



Burlington Avenue
Off Melrosegate, York
YO10 3TE

£240,000

 3  1

An extended and well presented end town house set in this central and highly popular residential location, well placed for York city centre, the University of York, local schools and a range of everyday amenities.

The property has been updated and well maintained throughout and is ready to move into, offering flexible accommodation that will suit a range of buyers. Benefitting from UPVC double glazing and modern gas central heating, the layout provides a good balance of living and bedroom space.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a well proportioned lounge to the front and an L shaped breakfast kitchen fitted with a range of wall and base units, integrated cooking appliances and space for further white goods. To the rear is a useful ground floor extension currently used as a garden room or additional bedroom, with French doors opening out onto the garden, along with a ground floor WC.

To the first floor are three bedrooms and a house bathroom fitted with a panelled bath with shower over, wash basin and WC.

Externally the property sits on a generous plot with a low maintenance front garden and driveway providing off street parking, with potential for electric vehicle charging. Gated side access leads through to a pleasant rear garden with lawn and patio areas, enclosed by fencing and with established planting.

The property is of steel frame construction. The current vendors have commissioned a specialist report to confirm the condition, which can be made available to interested parties.

A well located and versatile home, early viewing is recommended.

Council Tax Band B

