



88 Burlington Avenue  
York, YO10 3TE  
**£230,000**

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Step inside this beautifully presented two-bedroom mid-terrace home, fully refurbished to a high standard and ready to move straight into.

The property welcomes you with a large driveway, a smart entrance vestibule, leading through to a spacious and inviting living room with the added benefit of a highly practical under-stairs storage cupboard. To the rear, you will find a stylish, brand new kitchen finished with modern fittings and ample workspace.

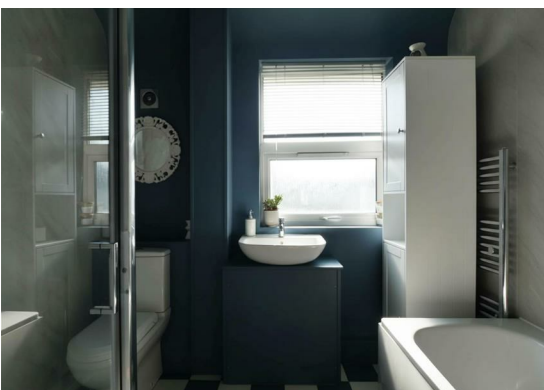
Upstairs, the home continues to impress with two generously sized double bedrooms and a contemporary family bathroom, complete with both a bath and stand alone shower —ideal for busy households. A standout feature is the boarded loft space, complete with power and lighting, offering excellent versatility whether used as a home office or hobby room, it provides valuable additional space to suit modern living needs.

Externally, the property boasts a larger-than-average rear garden, enjoying a sought-after south-east facing aspect, ensuring plenty of sunshine throughout the day—perfect for outdoor dining, gardening, or simply unwinding. There is the added benefit of a brick built outbuilding perfect for storage.

This is a fantastic opportunity to purchase a stylish home with generous proportions and thoughtful upgrades throughout—early viewing is highly recommended. Call our Bishopthorpe Road office on 01904 646611 to arrange a viewing!

### Entrance Hallway

Neat and welcoming entry space providing access to the main living area and staircase to upper floor. Brand new carpets





### Living Room

13'10" x 11'3" (4.24m x 3.45m)

Spacious and well-presented reception room, ideal for relaxing and entertaining. Composite flooring. Large uPVC windows, door to understairs storage cupboard

### Kitchen/Diner

14'4" x 7'11" (4.39m x 2.43m)

Modern, newly fitted kitchen with stylish units and ample worktop space. uPVC windows. Composite flooring. Wall mounted combination boiler.

### Bedroom 1

11'2" x 11'0" (3.42m x 3.37m)

Generous, larger-than-average double bedroom. Brand new carpets, uPVC windows

### Bedroom 2

10'6" x 8'0" (3.22m x 2.46m)

Second well-proportioned double bedroom. uPVC windows, brand new carpets

### Bathroom

8'1" x 7'3" (2.48m x 2.23m)

Tiled modern bathroom, shower over bath and stand alone shower, toilet, sink

### Loft Space

Useful boarded loft space with power, ideal for storage or home office. Enclosed door to ladder leading to loft.

### Outside

Externally, the property benefits from a large gravelled front driveway, a larger-than-average rear garden, enjoying a sought-after south-east facing aspect, together with a brick built outbuilding.

### Agents Notes

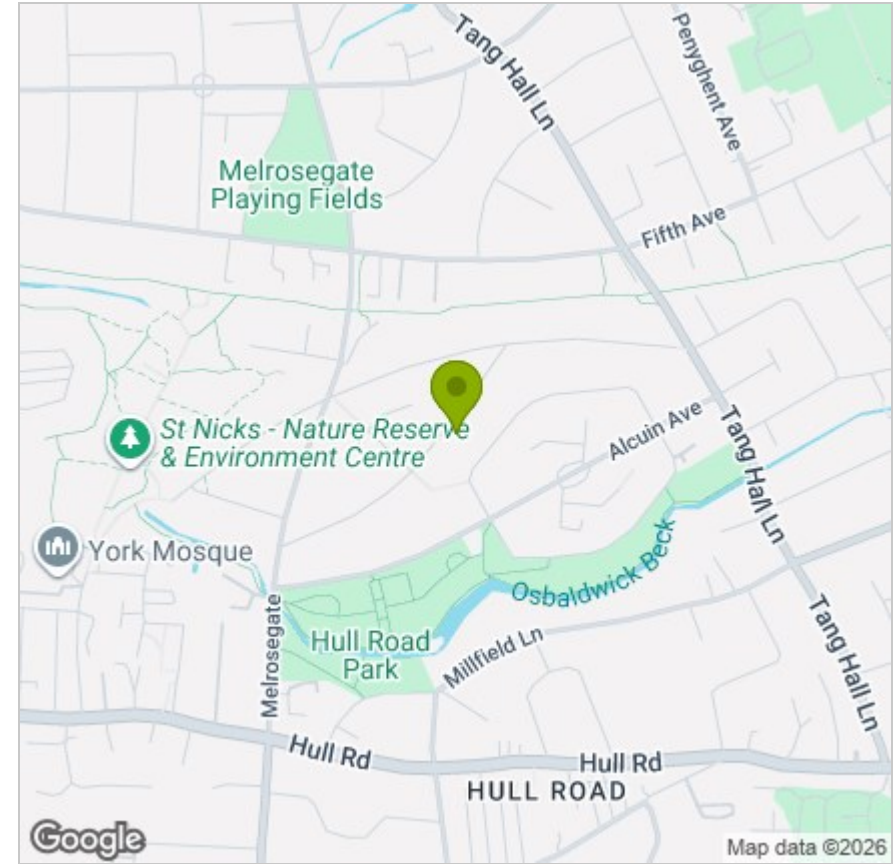
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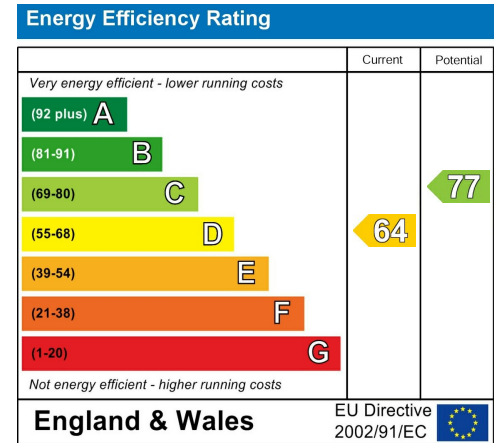
## FLOOR PLAN



## LOCATION



## EPC



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