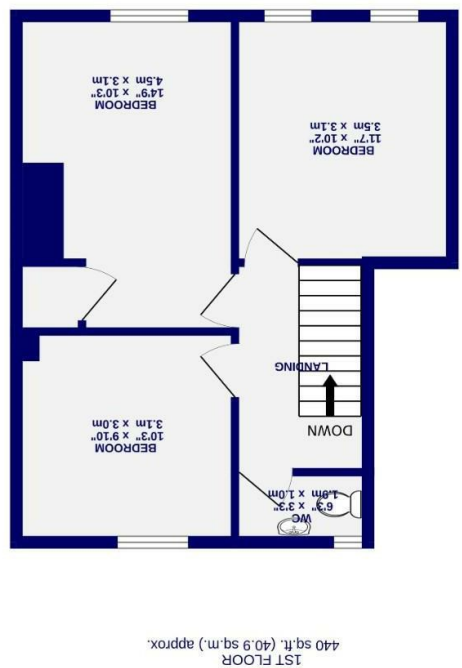
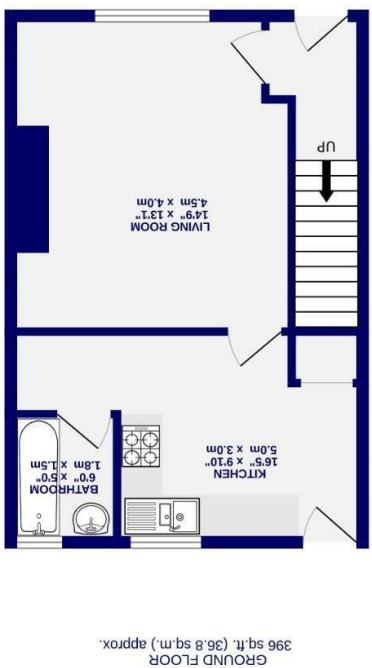




Fifth Avenue Layerthorpe, York YO31 0UW

Freehold
Council Tax Band - B

- Townhouse
- Three Bedrooms
- First Floor W.C, Ground Floor Bathroom
- South Facing Rear Garden
- Generous Plot
- Potential For Extension (STPP)
- No Onward Chain
- EPC D



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the garden area will form part of the overall floor area and is not responsible to be taken for any purpose, including or otherwise. 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 as to their operability.
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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.

Fifth Avenue
Layerthorpe, York
YO31 0UW

£245,000

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Located in a popular residential area just a short distance from the historic walls of York City Centre, this substantial townhouse offers generous living space and a larger than average rear garden. Previously a rental property, it is now offered for sale with no onward chain and presents an exciting opportunity for further development, creating the ideal next home.

The internal accommodation briefly comprises an entrance hall leading into a spacious living room at the front of the property. To the rear is a fitted kitchen with a range of wall and base units, ample worktop space, and some integrated appliances. A two-piece bathroom completes the ground floor.

To the first floor are three well proportioned double bedrooms, a spacious landing, and a convenient separate WC.

Externally, the property boasts a generous, south facing rear garden, mainly laid to lawn with patio areas just off the kitchen. Bathed in natural light, the garden offers excellent potential for a rear extension, subject to the necessary planning permissions. Driveway parking is available at the front of the property.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- B

