

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

13 Swinerton Avenue

York, YO26 4YT

Guide Price £270,000

2 | 2 | 1 | D

NO ONWARD CHAIN - RIVERSIDE VIEWS - READY TO MOVE IN Set in this popular residential area, adjacent to green space and convenient for the historic city centre, railway station and the exciting York Central development. We are delighted to offer for sale this two bedroom, forecourted terraced house with courtyard garden. Located on Swinerton Avenue, the property benefits from of UPVC double glazing, gas central heating and well-presented living accommodation. Internally it comprises; entrance vestibule, lounge with uPVC bay window to front with open views, large bright and spacious modern dining kitchen, rear lobby, ground floor shower room and WC, first floor landing, spacious master bedroom with two uPVC windows to front, further double bedroom and a good size family bathroom. To the outside is useful front forecourt whilst to the rear is a low-maintenance courtyard garden with lawn, paved patio, and brick store as well as gate to service alleyway. An accompanied viewing is strongly recommended!







Entrance Hall
Entrance door, double panelled radiator, power points. Carpet. Door to;



Lounge
14' x 15'2 (4.27m x 4.62m)
uPVC double glazed bay window to front with view over the park, double panelled radiator, TV point, power points, gas fire with surround. Carpet.

Dining Kitchen
16'10 x 11' (5.13m x 3.35m)
Fitted wall and base units comprising integrated oven and gas hob with extractor above, plumbing for washing machine, ceramic sink and drainer with mixer tap, power points. Composite door to;





Rear Lobby
Door to rear garden. Laminate flooring. Door to;







Shower Room/WC
Shower cubicle, wash hand basin set in vanity unit, low level WC, double panelled radiator, uPVC double glazed window to rear.

First Floor Landing
Power points. Carpet. Doors leading to;

Bedroom 1
14'5 x 13' (4.39m x 3.96m)
Two uPVC double glazed windows to front, 2 double panelled radiators, power points, large original wardrobe. Carpet.

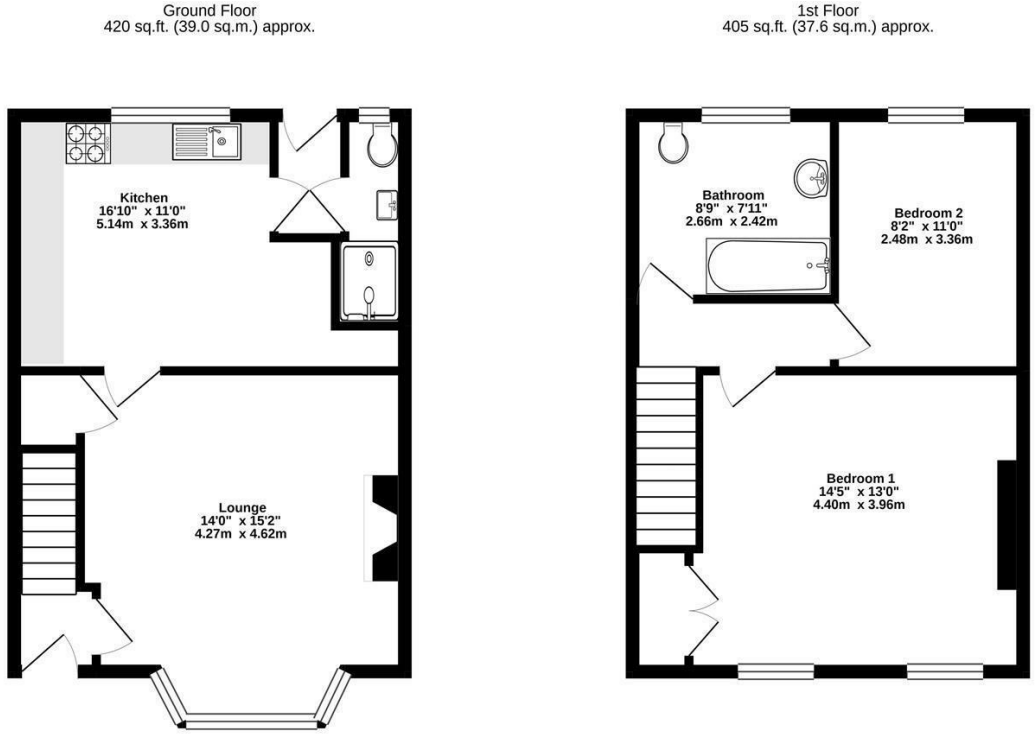
Bedroom 2
8'2 x 11' (2.49m x 3.35m)
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bathroom
8'9 x 7'11 (2.67m x 2.41m)
uPVC double glazed window to rear, bath with shower over and shower screen, wash hand basin, low level WC, double panelled radiator. Cushioned flooring.

Outside
South facing rear garden laid to lawn with timber fence surround, Indian stone patio area, flowered borders, brick built shed, timber shed and timber gate to service alley

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

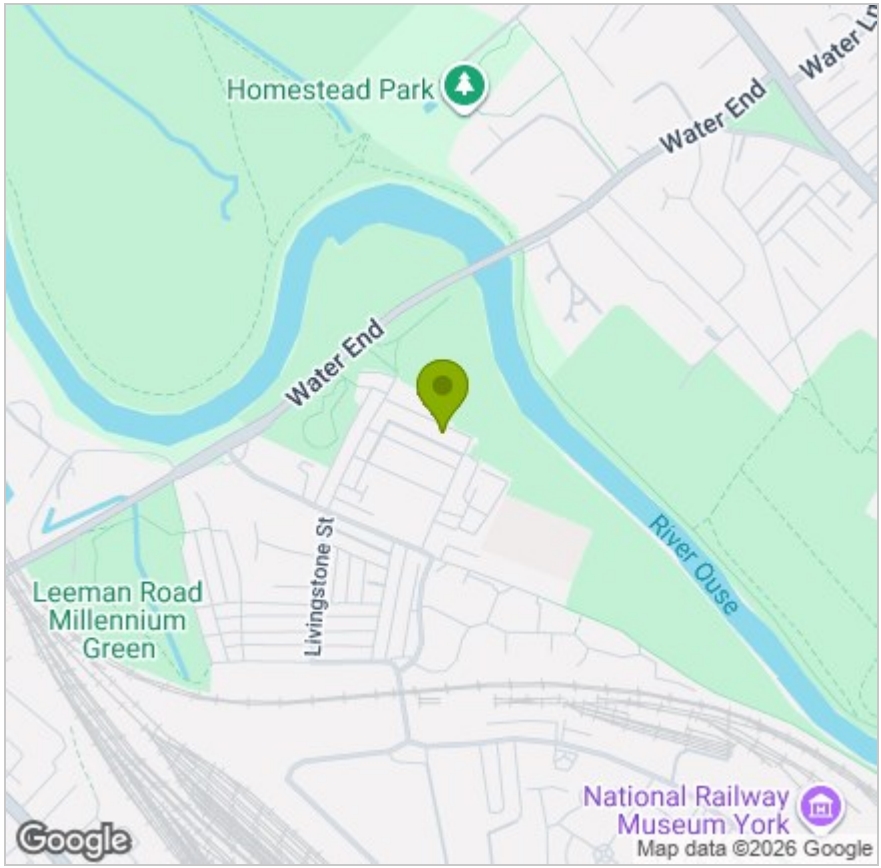
FLOOR PLAN



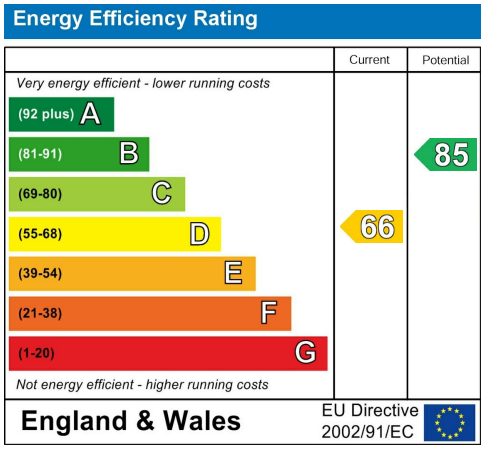
TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 or efficiency can be given.
Made with Metropix ©2020

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk