



39 Marston Avenue,
York, North Yorkshire YO26 5DG

Guide Price £229,950

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PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb modernised two-bedroom end of terrace, situated in the heart of this very popular area of Chapelfields, just to the south of York, with many amenities nearby and has easy access in the York City centre, Acomb shopping precinct and out towards the ring road. This property has been updated and cherished by the current owner, presenting a lovely family home and will appeal to first-time buyers, professional couples, families and buy to let investors. Another great thing about this house, is there is still potential to convert the attic space or extend to the rear. Providing attractive and tastefully presented living accommodation, with the benefit of gas central heating and double glazing in brief comprises; Entrance hall, giving access into the reception rooms. To the left we find the spacious living room with a feature wall mounted electric fire, ample space for a table and chairs and French doors leading out into the garden. Onwards into the fitted kitchen with a range of grey units and an outside utility completes the ground floor. From the first-floor landing are two double bedrooms and a modern family bathroom. Outside we find ample off-street parking to the front on a gravel and paved driveway, whilst to the rear we find a lawned garden and a raised patio area, perfect for relaxing on summer evenings and outside entertaining Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this superb home!

Marston Avenue is the the area of Chapelfields, a popular suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops in Acomb, that includes a Morrison's and Lidl Supermarkets. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendor of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door, laminate flooring and upright radiator*. Staircase to first floor. Door leading to...

Living Room

19' 6" x 11' 10" (5.94m x 3.60m)

Double glazed windows to front aspect, feature wall mounted electric fire*, wall mounted tv point*, double glazed French doors to rear aspect, down lighting, laminate flooring and upright radiators*.

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

The kitchen is fitted with a range of base and wall mounted units with matching work surfaces over, steel sink, gas cooker * with extractor hood* over, plumbing for a washing machine*, space for a fridge/freezer, double glazed windows to rear aspect, down lighting and radiator*. Door leading to the garden.

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

15' 3" x 10' 0" (4.64m x 3.05m)

Double glazed windows to front aspect, alcove cupboards, tv point* and radiator*.

Bedroom 2

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed windows to rear aspect, tv point* and radiator*.

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

Modern white three suite comprising panelled bath with mixer taps and mains shower over*, glass screen, pedestal wash hand basin and low level wc, set in a vanity unit, double glazed window to rear aspect, downlighting and heated rail*.

Utility/Storage room

9' 3" x 4' 7" (2.82m x 1.40m)

Handy utility with power and lighting*.

Outside

Outside to the front is a paved and gravel parking area providing ample off-street parking. Side gated access, leading to the rear garden. The rear of the house was find a fenced and lawned garden with a raised patio area, perfect for outside entertaining and a garden shed.

Agents Note

Epc rating TBA, Council tax band A.

Broadband supplier: EE with a BT connection.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.







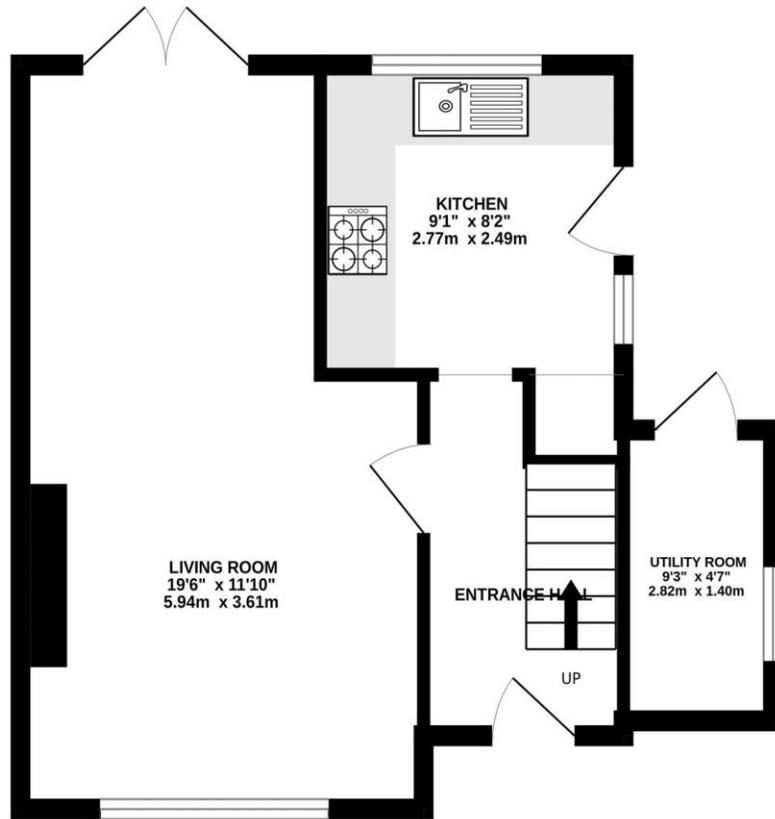
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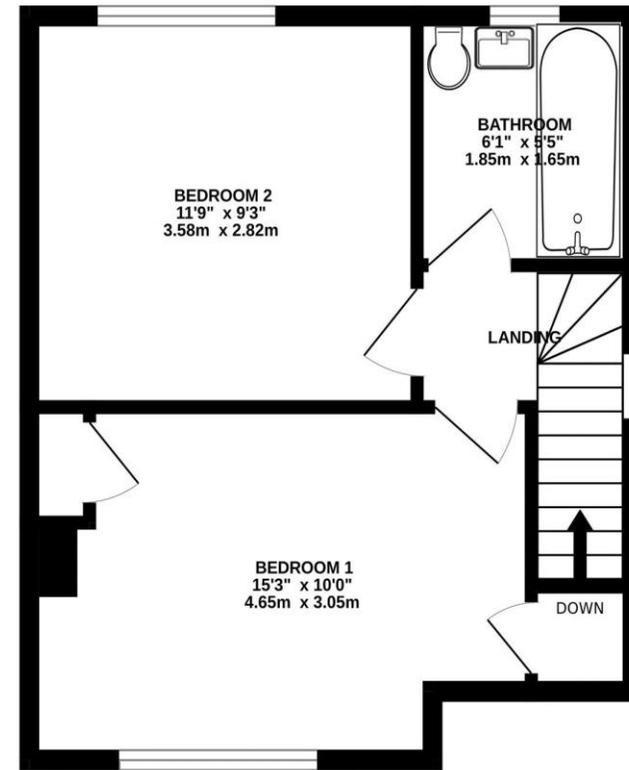
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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.
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