



13 Asquith Avenue
York, YO31 0PZ
£280,000

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A four bedroom mid-terrace house with good sized rear garden in this convenient and central residential area close to York city centre, Heworth Village as well as nearby shops and schools. Arranged over three floors, the property benefits from a versatile layout, uPVC glazing, gas central heating and internal oak doors. Ready to view, the bright and well presented living accommodation comprises: entrance hallway, sitting/dining room, fitted kitchen, rear hallway, three piece bathroom, three first floor bedrooms, second floor landing and second floor double bedroom with Juliet Balcony to rear. To the outside there is a large front forecourt with potential for off-street parking and electric car charging, side alleyway giving access to a rear lawn and patio garden with separate sitting area, storage and timber fenced boundary. An accompanied viewing is strongly recommended.

Entrance Hall

Entrance door, double panelled radiator, carpeted stairs to first floor, laminate flooring, door to



Sitting/Dining Room

16'1 x 11'4 (4.90m x 3.45m)
uPVC window to front, double panelled radiator, laminate flooring, television point, power points, downstairs cupboard



Kitchen

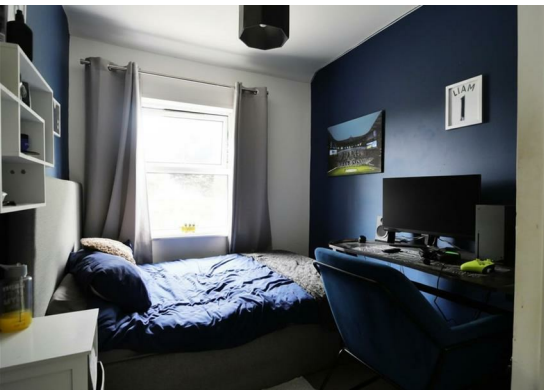
10'7 x 8'2 (3.23m x 2.49m)
uPVC window to rear, fitted wall and base units, counter top, stainless steel sink with draining board, space and plumbing for appliances, vinyl flooring, power points

Rear Hallway

Composite entrance door, vinyl flooring

Bathroom

Opaque uPVC window to rear, panelled bath with mixer tap, low level w.c., wash hand basin, double radiator, vinyl flooring



First Floor Landing

Carpet, power points, stairs to second floor





Bedroom 2

17' x 10'11 (5.18m x 3.33m)

uPVC window to front, single panelled radiator, carpets, power points

Bedroom 3

11'6 x 8' (3.51m x 2.44m)

uPVC window to rear, single panelled radiator, carpets, power points, storage cupboard

Bedroom 4

8' x 8' (2.44m x 2.44m)

uPVC window to rear, single panelled radiator, carpets power points

Second floor landing

Velux window, carpeted floor, eaves storage, door to

Bedroom 1

14' x 12'9 (4.27m x 3.89m)

uPVC French doors to rear with Juliet Balcony, double panelled radiator, carpets and power points

To the outside

Large front forecourt with potential for electric car charging and parking, shared side alleyway, gate to rear garden, patio, sitting areas, lawn, timber fenced boundary, storage

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.



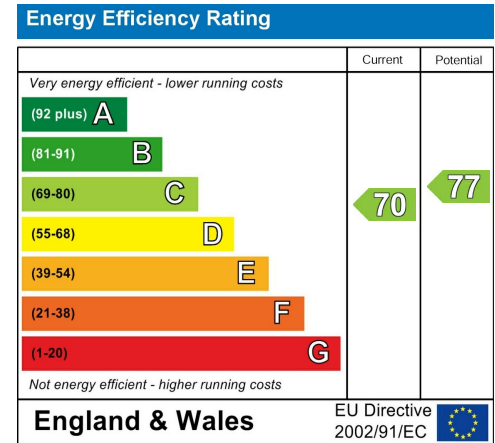
FLOOR PLAN



LOCATION



EPC



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